

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Majestic Manufacturing Company Buildings

other names/site number Majestic Stove Lofts; Brauer Brothers Manufacturing Company; Garrison-Wagner Company

2. Location

street & number 2014 Delmar Boulevard/2011-2017 Lucas Avenue [n/a] not for publication

city or town Saint Louis [n/a] vicinity

state Missouri code MO county St. Louis (Independent City) code 510 zip code 63103-1630

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. I recommend that this property be considered significant nationally statewide locally. (see continuation sheet for additional comments).

Claire F. Blackwell 24 November 1998

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO Date

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of certifying official/Title

Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

entered in the National Register.
 See continuation sheet.

determined eligible for the
National Register.
 See continuation sheet.

determined not eligible for the
National Register.

removed from the National
Register.

other, (explain:)

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2	0	buildings
		sites
		structures
		objects
2	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

n/a

Number of contributing resources previously listed in the National Register

n/a

6. Function or Use

Historic Functions
(Enter categories from instructions)

INDUSTRY/manufacturing facility

INDUSTRY/industrial storage

Current Functions
(Enter categories from instructions)

INDUSTRY/manufacturing facility

INDUSTRY/industrial storage

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian/Renaissance

Materials
(Enter categories from instructions)

foundation Limestone

walls BRICK

Limestone

roof ASPHALT

other CAST IRON

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B** Property is associated with the lives of persons significant in our past.
- C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A** owned by a religious institution or used for religious purposes.
- B** removed from its original location.
- C** a birthplace or grave.
- D** a cemetery.
- E** a reconstructed building, object, or structure.
- F** a commemorative property.
- G** less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Areas of Significance

(Enter categories from instructions)

- INDUSTRY _____
- INVENTION _____
- SOCIAL HISTORY _____
- _____
- _____
- _____

Period of Significance

1895-1948

Significant Dates

1895

1913

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Cook, A. E. [Plant No. 1, 1895 building]

Lynch, J. Hall [Plant No. 2, 1913 building]

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository: _____

Majestic Manufacturing Company Buildings
Name of Property

St. Louis (Independent City), MO
County and State

10. Geographical Data

Acreage of Property 1.5 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	[1][5]	[7][4][3][0][4][0]	[4][2][8][0][0][1][0]	2	[][]	[][]	[][]	[][]	[][]	[][]	[][]
	Zone	Easting	Northing		Zone	Easting		Northing			
3	[][]	[][]	[][]	4	[][]	[][]	[][]	[][]	[][]	[][]	[][]

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Karen Bode Baxter, Architectural Historian, assisted by Timothy P. Maloney, Research Associate

organization _____ date October 1, 1998

street & number 5811 Delor Street telephone (314) 353-0593

city or town Saint Louis state Missouri zip code 63109-3108

Additional Documentation

Submit the following items with the complete form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name Majestic Stove Lofts, LLC

street & number 7342 Manchester telephone (314) 645-6033

city or town Saint Louis state Missouri zip code 63143

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Section number 7 Page 1

**Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO**

Narrative Description

SUMMARY:

Built in stages between 1895 and 1913, the Majestic Manufacturing Company Buildings is located midblock between North 20th and 21st Streets from Delmar Boulevard to Lucas Avenue. This turn-of-the-century brick industrial complex consists of two five story brick buildings connected across the alley by the four story overhead "bridge" to form a hyphenated layout. The main building (known as Plant No. 1, 2014 Delmar Boulevard) of what was originally the company headquarters and manufacturing plant of Majestic Manufacturing Company faces Delmar Boulevard (originally Morgan) with its five story warehouse building (known as Plant No. 2, 2011-2017 Lucas Avenue) across the alley along Lucas Avenue. Plant No. 2 does not have ground level entries along Lucas Avenue and can only be accessed through the alley or via the "bridge" structure from the main building (Plant No. 1).

At the turn of the century, commercial and industrial growth in Saint Louis was pushing development west of Tucker, an area that became known as part of Saint Louis' Light Manufacturing District. As part of this development, industries were moving into what had been a residential area along the street then known as Morgan. Today, many of the neighboring late nineteenth and early twentieth century industrial structures have, in turn, been demolished with the exception of the structures clustered in or adjacent to this block between North 20th and 21st from Delmar to Lucas. Until three small buildings were razed in 1959 and the land leveled as a fenced parking lot, the adjacent property to the corner of 20th and Delmar (east of the Majestic Plant No. 1) had included a small Second Empire hotel building on the corner as well as the two story brick structures which had been utilized initially by the fledgling Majestic Manufacturing Company from 1892-95 until Plant No. 1 was completed. All of the extant one to five story brick industrial complexes that cover this block were completed prior to 1923, and the Majestic complex is both the tallest and largest complex in the area.

The typical industrial complexes of this era in Saint Louis were generally made of brick with skeletal frame construction on top of substantial stone and concrete piers and foundations. The technological advancements that came about during the Industrial Revolution in the late nineteenth century (the invention of the elevator in 1853, the development of structural steel construction and its increased use after 1885 and the development of reinforced concrete around 1900) contributed to the ability to make industrial buildings of more than one or two floors in height. The initial application of ferrous metal for structural building components was in the form of cast-iron columns and wrought-iron beams, making it possible to reduce greatly the thickness of walls. Utilizing the skeletal framing techniques becoming popular as a result of these developments in structural steel construction made it possible to avoid massive bearing walls and allowed the frame to be designed to resist lateral wind loads as well as gravity loads. After 1900, reinforced concrete slabs began to be used for small spans, as floors and infilling between joists, and experimental use of reinforced concrete in building construction began successfully in 1909 with other Saint Louis structures (such as the National Register listed Lesan-Gould Building).

The buildings in the Light Manufacturing District were designed as mid-sized industries and usually extended from two to six stories in height while remaining between 50 and 200 feet in width. As engineering technology was making rapid advances during the late nineteenth and early twentieth centuries while the Light Manufacturing District was under construction, skeletal frames vary from wood to steel to concrete, or combinations of any of these three methods. The designs were functional, with the minimal decorative detailing relegated to the front facade and main entry. Rather than wood sashed windows, metal sashed or large industrial steel framed awning windows became popular, allowing in substantial amounts of light and ventilating the interior workspaces, yet not presenting any additional fire hazard or maintenance problems. Often the interiors were devoid of finished materials, except for the small area used for offices or

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**Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO**

Narrative Description (continued)

showrooms: no ceilings (leaving the floor joists and structural systems exposed), no plaster on top of the outside brick walls, either unfinished poured concrete or wood plank floors, few if any interior walls, functional stairwells without decorative details on the banisters (often made of iron pipe), large freight elevators for moving equipment and products from floor to floor, walls that were mostly rows of windows for light and ventilation, skylights to add additional light and ventilation to the top floor, and multiple loading dock entries.

The Majestic Manufacturing Company Buildings have many of these typical features, as a five story, red brick, two building complex (Plant No. 1 being 108' x 144' and Plant No. 2 being 88' x 144') with skeletal frame construction and a flat, parapeted roof with massive sawtooth skylights. The fenestration pattern liberally punctuates the buildings with metal sashed and industrial steel awning windows. Only the front facade of Plant No. 1, as the main entry, utilizes any decorative detailing with its lighter buff colored brick, its minimal Second Renaissance Revival detailing, the copper parapet and dentil courses, the limestone pilasters and the cast iron storefronts. The interior was not subdivided and the iron beams and girders as well as the wood joists are left exposed. Only the front office had any decorative detailing, with its pressed tin ceiling and beaded board paneling over the wood beams. The impact of technological advancements can be seen in the Majestic Manufacturing Company Buildings: both buildings have large freight elevators (making it feasible to manufacture and warehouse heavy steel stoves within a five story structure) and while the original building, Plant No. 1 (on Delmar), which was completed in 1895, uses wood plank and beams supported by iron columns, Plant No. 2 (on Lucas), which was finished by 1913, uses cast-iron columns and wrought-iron I-beams instead of what would previously have been wood elements. The new technology of reinforced concrete was successfully applied in 1913 to the structural frame of the four story raised bridge between the two buildings of the Majestic Buildings as well as to the first floor/foundation of Plant No. 2.

PLANT NO. 1

Built in 1895, the main building of the Majestic Manufacturing Company, known as Plant No. 1, is basically a reddish brown brick five story, flat roofed, rectangular, industrial building, with a Second Renaissance Revival, buff brick front facade. It originally served as offices as well as the manufacturing facilities for the company. As is typical of Second Renaissance Revival structures, the front facade is organized symmetrically into distinct horizontal divisions, with each level (except the third and fourth floor) articulated differently and capped by a decorative parapet consisting of a copper cornice above a brick arcaded corbel table. As an industrial complex, the remaining walls of the main building are simply treated as functional elements, punctuated only by windows and doors, accommodating the need for ventilation for the offices, manufacturing and warehouse facilities of the Majestic Manufacturing Company.

The first floor level of the front facade consists of the limestone foundation and rusticated limestone pilasters dividing the front into four equal bays of cast iron storefront display windows/entries. To distinguish the main entry to the complex from the upper levels, the use of limestone is limited to this first level and a copper dentil course separates the first level from the upper floors. The cast iron storefronts are embossed with "Koken Iron Works-St. Louis" indicating their local manufacture. Each of the four cast iron storefront bays rests on a raised cast iron step above the limestone foundation and is treated symmetrically, divided into three equal transomed sections with large display windows above the cast iron kickplates. The central section on the two inner storefront bays were originally paired, single rectangular light wood doors mounted flush with the display windows.

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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Narrative Description (continued)

Above the storefront level, the four bays of the front facade continue to be divided by pilasters, simple flattened brick divisions. Recessed between the brick pilasters of the upper levels and capped by another corbel table, each bay has three symmetrically placed windows with continuous limestone sills on each level, with the second floor windows having segmental brick arched lintels, the third and fourth floor windows being simple rectangular openings, and the fifth floor windows having semicircular arched, brick lintels.

The fenestration pattern of both sides and the alley facade of this building continue the horizontal banding and symmetry of the front facade with a series of segmental arched windows with limestone sills. The fenestration pattern is more widely spaced on the first and second floor levels of both side facades, but in line with the upper floor windows. On the back of the building, there are two segmental arched windows to the west of each of the two loading dock openings on the first floor. On the east facade, near the rear, the original footprint of the boiler room was enlarged in 1916, forming a slightly projecting five story brick bay on the back third of this facade with six metal sashed windows on each of the upper three levels of its east facade and two on both the front and back of all four upper levels. The first floor level was originally open, except for the back portion with a poured concrete foundation as an open loading dock.

ALLEY "BRIDGE"

On the alley, at the second through five floor level, the brick, four story "bridge" connects Plant No. 1 mid-building with the west end of Plant No. 2. It is made with reinforced concrete framing forming the floor/supports between each level and a single rectangular window opening centered on each level, both sides. This addition, providing direct access between the two buildings on each upper level, was probably constructed in 1913 when the five story warehouse, Plant No. 2, on Lucas was finished, since a separate building permit was never issued for this "bridge" structure.

PLANT NO. 2

Unlike Plant No. 1, Plant No. 2 was designed as a simple warehouse structure, along the much narrower Lucas Avenue and it does not even have a street level entry in its front facade, which was treated more like a back wall since the only egress was through the "bridge" via Plant No. 1 or through the loading bays in the alley between the two buildings. Originally this building was constructed in two sections, and both were originally built as one story brick warehouse buildings (which shared a common wall). The western section (50 feet wide) was completed first in 1901 and the eastern section (38 feet wide) was added a few years later, in 1906. In 1909 and 1912 substantial, unspecified, alterations were made to the western portion (according to building permits and the *Saint Louis Daily Record*), and then in January 1913 the permit was issued for an 88' x 144' five story warehouse for both addresses on Lucas. Given the use of a raised limestone foundation, the segmental arched, sashed windows on the first floor front and rear (including one that was converted into a loading dock), it appears that the one story structures were partially retained with the five story structure built on top of the original foundation, possibly recycling first floor walls, and even keeping the shared side wall division at the same location.

The red brick front (Lucas Avenue) facade is distinguished by the high, raised foundation of coursed rubble limestone with a dressed limestone cap. The first floor has eleven segmental brick arched lintels on the nine over nine, metal, double hung sashed windows with limestone sills. A decorative corbelled belt course divides this first floor level from the upper facades. The upper facade is divided into five window bays of industrial steel multipaned windows with limestone sills and including three industrial awning windows in each bay, but the floor heights vary from 10 to 14.5 feet, as is evident from the taller openings on the third and fifth floor levels and the very short openings on the fourth floor

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Majestic Manufacturing Company Buildings St. Louis (Independent City), MO

Narrative Description (continued)

level. The Lucas Avenue facade is capped with a parapet decorated with a simple brick dentil course. Prior to 1932 a steel fire escape staircase was added to the Lucas Avenue facade following the division between the east and west section of the building.

The east facade is attached to the neighboring property's one story garage and has two over two, segmental arched, steel sashed windows on the second floor level with similar steel industrial windows on the top three floors, although these windows are smaller than their counterparts on the front facade, with only two awning windows per opening. The west facade is treated similarly, but is connected to a two story building so there are no second floor openings on the west facade and the first two floors of the brick wall have been coated in concrete. The rear or alley facade nearly mirrors the Lucas Avenue or front facade, having a similar pattern of industrial steel windows on the upper three levels, with rectangular, two over two, steel sashed windows on the second floor level and three loading docks at ground level along with some segmental arched sashed window openings.

INTERIOR

The interior of both buildings are very simple with the structural elements left exposed as was appropriate for a warehouse/manufacturing facility. Basically, each floor is open to the exposed brick exterior walls and the only original interior walls are brick, surrounding the freight elevators and stairwells (one for each building), as well as the common load bearing wall which separates each floor of Plant No. 2 into two sections, with large, metal, sliding fire doors at both ends of the building between the two sections of Plant No. 2. The front portion of the first floor in Plant No. 1 was originally the offices for the company and was the only area to originally have a finished ceiling, with the original pressed tin ceiling still basically intact across the front northeast portion of the building along with beaded board paneling over the structural beams in this section. Because of advancements in structural engineering at the turn of the century, Plant No. 1 and Plant No. 2 have slightly different skeleton frame construction systems. While both have wood plank floors, the joists in Plant No. 1 are 2"x12" on top of massive, 12" x 15" wooden girders supported by square iron columns and the joists in Plant No. 2 are actually larger, 8" x 15" wood beams laid in a grid pattern and resting on top of girders of steel I-beams and square iron columns. Plant No. 1 has a massive limestone foundation and basement with large stone piers to support its columns while Plant No. 2 has no basement with a poured concrete floor (on the first floor) supported by a limestone foundation. A series of paired rows of sawtooth steel skylights parallel the street facades of both structures, with Plant No. 1 having four pairs of skylights, each divided into three sections with one vertical muntin within section and with Plant No. 2 having four skylights on each side of the building with 5 sections in the east side windows and 7 sections in the west side windows (with 16 panes per section on all windows).

ALTERATIONS AND INTEGRITY ISSUES

Both buildings have had minor alterations to the exterior after its period of significance (1895-1948), such as the fire escape on Lucas Avenue and the reworking of the projecting bay at the rear of the east facade of Plant No. 1, but these alterations were made prior to 1932 and are part of the historical development of the property. In 1959, first floor windows and the sides and alley of Plant No. 1 were bricked in, but these are not intrusive since they are only on the sides and rear, not the front facade.

In recent years (for security), the doors in the cast iron storefront along Delmar were boarded over and partially replaced with wood infill and solid core wood doors while the display windows were covered with corrugated metal panels set within the window frames. Since these measures left much of the display glass intact (visible from inside) and the

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Majestic Manufacturing Company Buildings St. Louis (Independent City), MO

Narrative Description (continued)

transoms open, and since the cast iron storefront frames are still visible from the exterior and interior, the first floor still "reads" as if these are glass openings.

In about 1987, the previous owner replaced many of the upper floor windows in Plant No. 1 with new aluminum sashed windows which closely approximate the originals in size. While historic drawings on the front facade of Plant No. 1 show no muntins in the sashed windows (one over one), some of the original side and alley metal sashed windows in the 1916 addition are still intact with two over two and three over three divisions which are not replicated in the replacement windows. Since no historic photographs have been located and the drawings of the buildings are sketchy, although they show simple sashed windows, it is possible that the original windows were also one over one in design. Even so, the replacement window sashes do not seriously detract from the historical integrity of the building since the windows are small and the overall fenestration pattern was not altered. In fact, the overall fenestration pattern, the regular punctuation of the facade, not individual windows, define the decorative treatment of each of the exterior walls. This fenestration pattern, the brick walls, the use of limestone, and the cast iron storefront treatments all serve as dominant features on the main facade, the front of Plant No. 1.

The only serious alteration to the historic integrity of the exterior was the 1959 enclosure of the loading dock in the bay near the rear of the east facade of Plant No. 1. It was enclosed with metal framed glass doors/walls, flanked by pink brick. A flat canopy was added over the double entry poured concrete steps (which appear to date from the same era as the loading dock itself). This converted this freight entry into the main access to the building when the lots to the east were cleared and transformed into parking lots. Since this alteration is not along the main facade and positioned at the rear of the east facade, as well as easily reversible, it is not a major integrity issue.

On the interior, the concrete floor on the fourth floor, southwest corner of Plant No. 1, appears original, laid on top of the wood floor (for electroplating stoves), but it is no longer structurally sound and that corner of the building apparently had a small fire with smoke and water damage extending through the fourth floor up to the rafters of the fifth floor. Although the original sprinkler system is still intact, as are the steams pipes and many of the radiators for the old radiator heating system, the boiler is non-functional and heating is now done by hot air with ducts visible across the ceiling. Lighting has changed as well over the years with fluorescent tubes now used and no visible evidence of any original fixtures.

Structural changes to the interior have been limited. In 1923, Plant No. 2 was underpinned. Sometime after 1958, the east half at the back of the first and second floor of Plant No. 1, partition walls of sheetrock or paneling on 2x4 wood studs were installed with a dropped acoustical ceiling at the 8 foot height to accommodate the new offices located in this portion of the building after 1959. These partitions do not structurally impinge on the original design of the interior and are slated for removal in the historic rehabilitation project that is underway. At some point, the walls around the original office in the front of Plant No. 1 were removed (if they ever existed), but the original pressed tin ceiling is still basically intact and the cast iron display window/transom framing and at least one of the original doors is still visible from the interior, although the area has been partially boarded over. No partition walls have been added to the open warehouse in Plant No. 2, and it is still two large open storage rooms (one on each side of the loading-bearing common wall) per floor. Although it is difficult to clearly photograph at present because of the materials stored in the buildings, both buildings retain a very high degree of interior integrity with the most notable features being the exposed structural elements and the skylights.

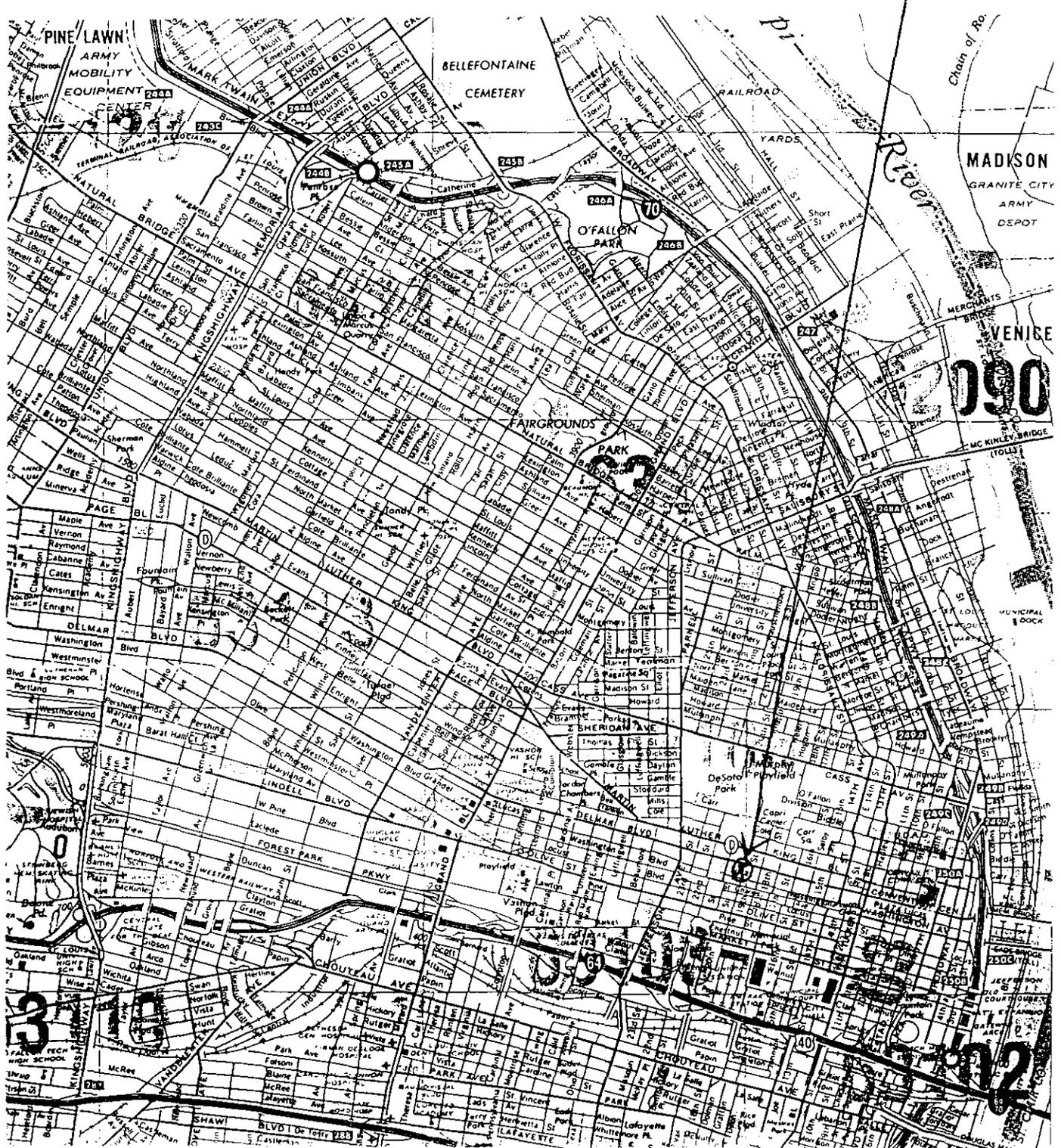
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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Map of City of St. Louis, MO
Locating Property



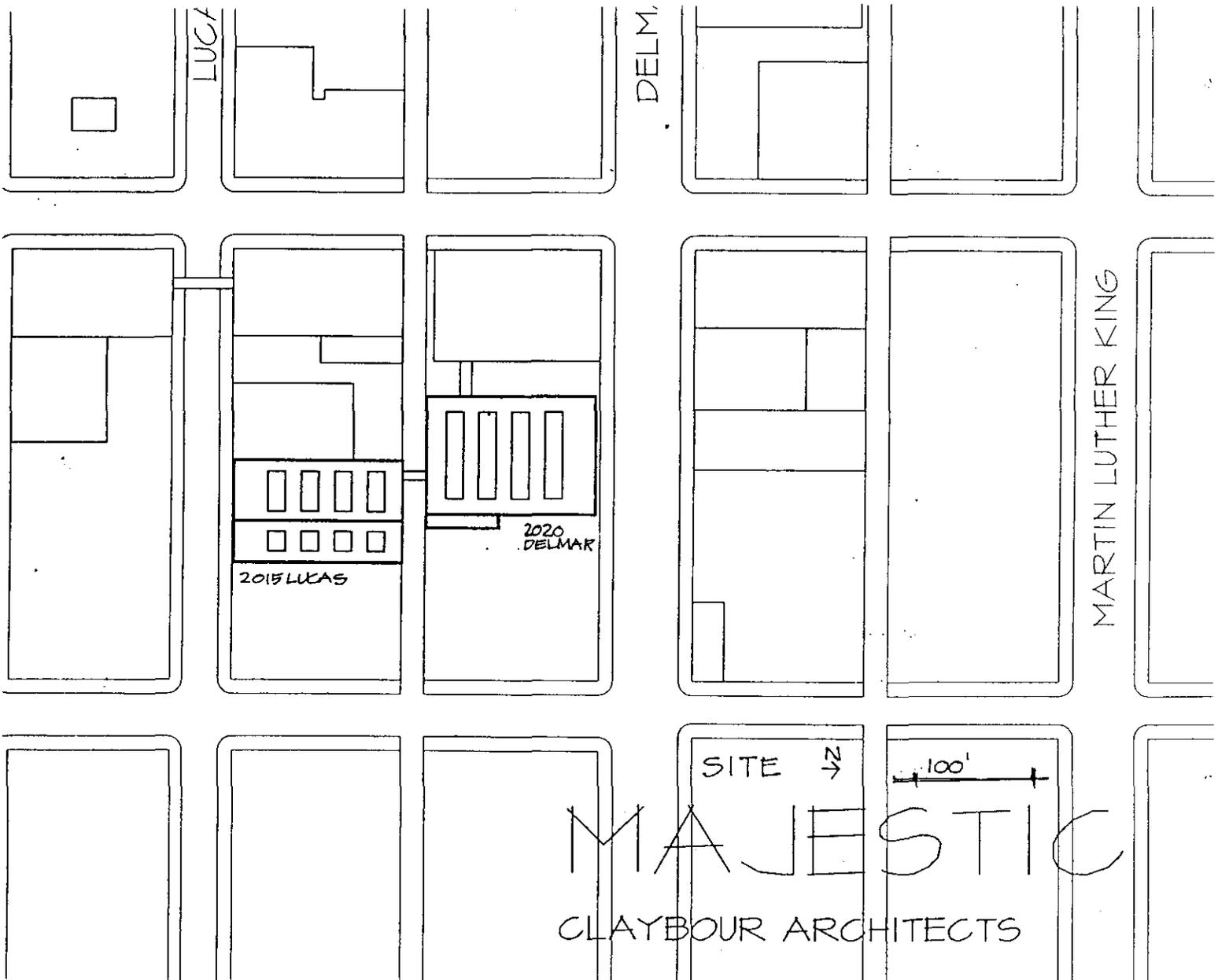
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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Site Plan for Property



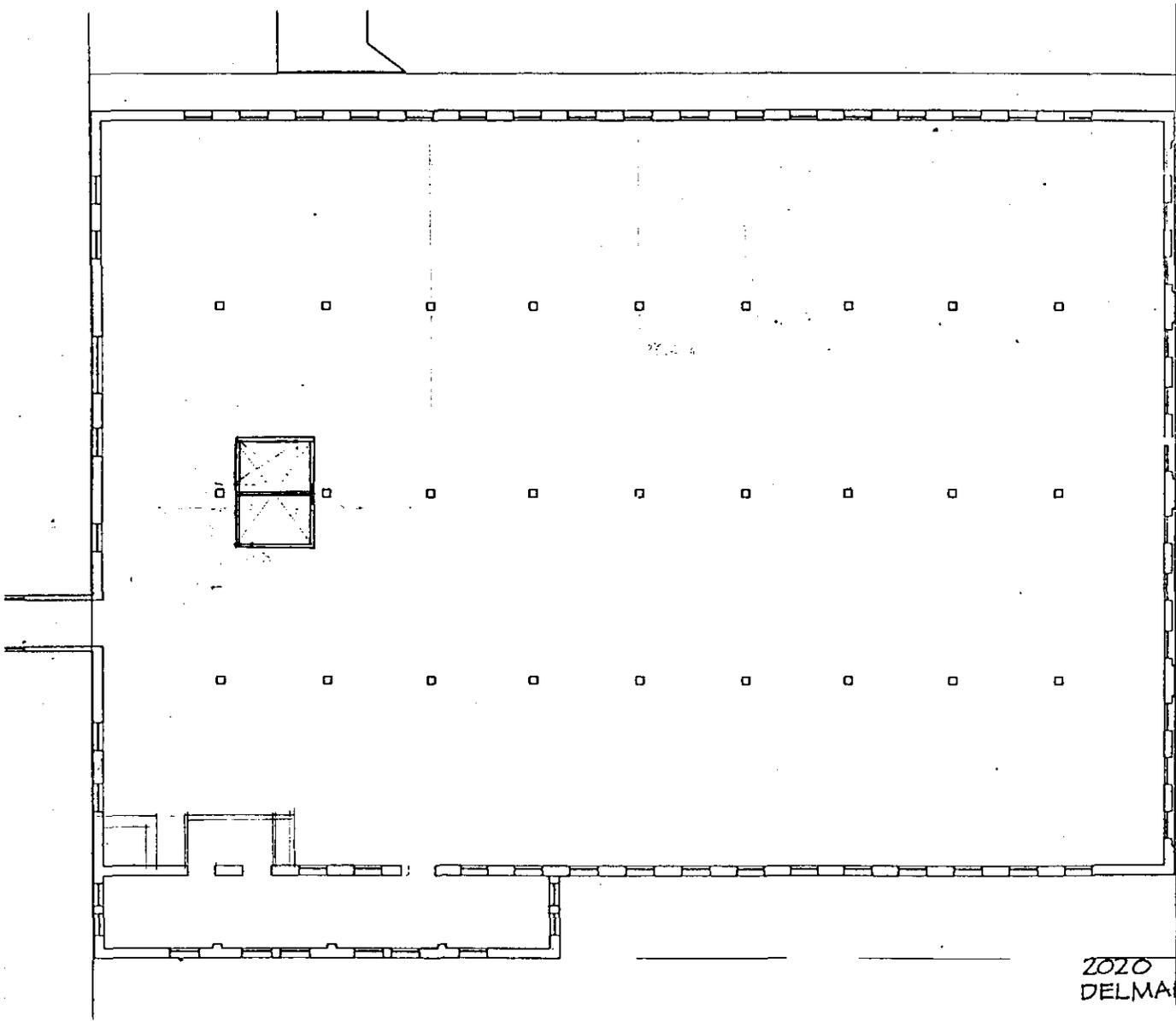
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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Plant No. 1, 2014 Delmar Boulevard
Typical Floor Plan



2020
DELMAR → 1/32" = 1'-0"

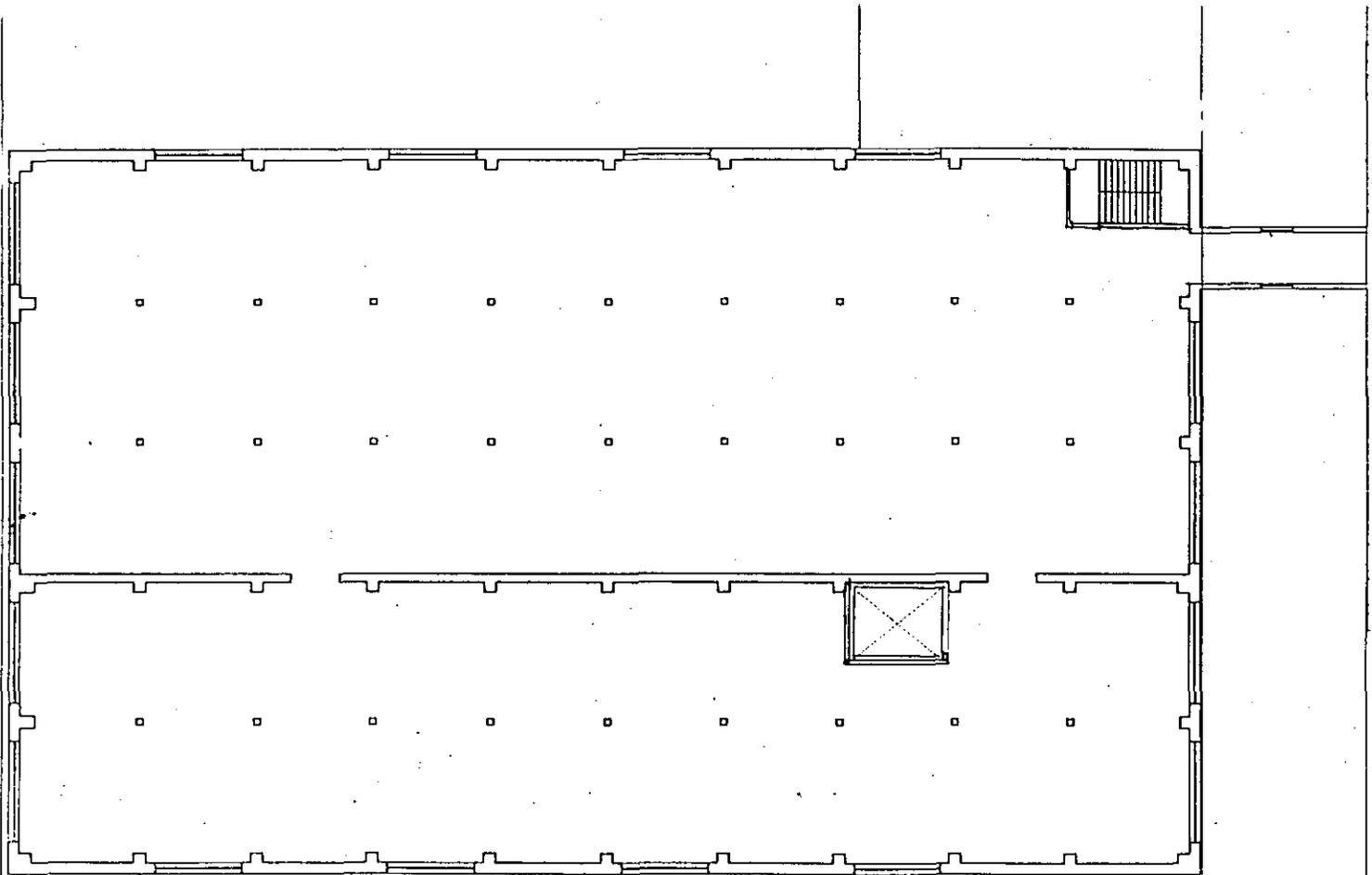
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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Plant No. 2, 2011-2017 Lucas Avenue
Typical Floor Plan



2015 $\frac{1}{32}'' = 1'-0''$
LUCAS →

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**Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO**

Architect/Builder: R. A. Anderson Construction Company [Plant No. 2, 1913 building]

Narrative Statement of Significance

SUMMARY

The Majestic Manufacturing Company Buildings at 2014 Delmar Boulevard and 2011-2017 Lucas Avenue, St. Louis [Independent City], Missouri, are significant under Criterion A in the areas of industry, invention, and social history.

Operating from 1892 through 1955, the Majestic Manufacturing Company was a significant manufacturer (Criterion A, Area of Significance: Industry) in one of Saint Louis' largest industries, the manufacturer of cooking ranges. The Majestic Manufacturing Company was an important manufacturer and innovator in the design and marketing of kitchen ranges, helping make Saint Louis one of the largest manufacturing centers for stoves in the nation from the 1890s through the 1920s, as well as the fourth largest manufacturing center in the United States in the early twentieth century. The Majestic Manufacturing Company Buildings are most significant as the company headquarters and offices (1895-1923) and as the only manufacturing site (1895-1925) for Majestic stoves. It continued in use until 1951 as Plant No. 1 and Plant No. 2, respectively, even after the offices relocated to the new plant site (Plant No. 3), a converted convent, one block west of the nominated property. The Majestic Manufacturing Company Buildings were the only buildings designed specifically for the fledgling Majestic Manufacturing Company and used throughout most of their history, from 1895 through 1951. Since the earlier buildings (abandoned by the Majestic Manufacturing Company after 1895) and the Plant No. 3 site (used from 1923-1951) have both been razed, the nominated property is especially significant as the one extant resource most closely associated with the Majestic Manufacturing Company throughout most of its history.

Compounding this significance (Criterion A, Area of Significance: Invention), the company claimed to be the first to manufacture "a new and expensive article, giving to the public the first steel and malleable iron range on the market,"¹ which incorporated an annealing process to make the stoves nearly indestructible, an innovation which helped revolutionize the design of cooking ranges nationwide and became the industry standard still used today. Its innovative marketing strategies targeted middle and upper income homes, promoting quality and durability over initial cost savings, and the company developed a marketing system that incorporated dealerships and company sales representatives, helping transform the appliance industry which today continues to utilize these marketing concepts and strategies.

The Majestic Manufacturing Company is also significant for its association with the development of domestic science, its contribution to kitchen design and its impact on the responsibilities of the homemaker (Criterion A, Area of Significance: Social History), because both the quality and design of Majestic ranges helped maintain a cooler and cleaner environment in the kitchen, provided more dependable results, and offered many labor-saving features. The Majestic Manufacturing Company even became part of the movement to efficiently organize kitchens through its promotional literature, an important aspect of what became known as domestic science, and it helped to revolutionize cooking and housework into a more sanitary and time-saving activity in the early twentieth century, one which a middle income housewife could accomplish without the aid of servants.

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**Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO**

Narrative Statement of Significance (continued)

BUILDING HISTORY

The industrial complex at 2020 Delmar and 2011-2017 Lucas Avenue served as the only manufacturing site, warehouses, and offices for this major industry from 1895 through 1923 (when the offices were opened one block west) and continued in use as Plant No. 1 and Plant No. 2 from 1923 until 1951 (along with Plant No. 3 which opened in 1925 next to the relocated offices) when all of the company's operations relocated to 4550 Gustine in south Saint Louis. Since the company was bought out by the Universal Match Corporation in 1955,² the nominated buildings were associated with the Majestic Manufacturing Company throughout most of its history. Initially, the company had operated from a pre-existing two-story, brick building at 2002-2006 Morgan (renamed Delmar Boulevard in 1933), to which a brick factory addition was added at the west end in March 1892 (the complete address spanned from 2002-2010 Delmar, all razed by 1959). A two story factory was added in October that same year and addressed as 2014-2016 Morgan, but it was apparently demolished three years later to make room for the new company headquarters.

By March 1895, the rapidly expanding Majestic Manufacturing Company had taken out building permits for a five story brick factory, 108 feet wide by 144 feet long (actually built as 102 feet wide), to be located at 2018 Morgan (address numbering varied with the historical documents but spanned between 2014 and 2022 Morgan, now addressed as 2014 Delmar Boulevard and known as Plant No. 1) which would be built by A. E. Cook. At that point, Majestic moved out of its initial headquarters in the neighboring building, and the 2014 Delmar building (Plant No. 1) became the headquarters (the offices, manufacturing plant and warehouse) for their young enterprise.

Because of rapid growth in the company, in 1901 and again in 1906, Majestic Manufacturing Company constructed one story, brick warehouses behind 2014 Delmar (Plant No. 1) facing Lucas Avenue (on the site of what is now known as Plant No. 2) and made substantial alterations to the west warehouse in 1909 and possibly again in late 1912. Given the short time span between the November 1912 and January 1913 building permits, it is possible that the Majestic's owners simply decided that it would be better to partially demolish both of the Lucas Avenue buildings, salvaging the foundation and portions of the outer and common walls, since they then commissioned a new five story brick warehouse to be designed by J. Hall Lynch Architects Company and built by R. A. Anderson Construction Company.

By 1909, J. Hall Lynch, a Saint Louis architect, known for his industrial and institutional building designs,³ had begun his long association with Majestic Manufacturing Company and was responsible for all future designs and alterations to this industrial complex. Using his designs, Majestic increased the capacity of the plant and made major alterations to the west warehouse on Lucas Avenue before completing the five story warehouse (Plant No. 2) on Lucas in 1913. In 1916, a five story addition (small bay, approximately 11 feet by 62 feet) was added to the rear of the east facade of the 2014 Delmar building (Plant No. 1), the last substantial addition to the company's manufacturing complex at this location, although Lynch would serve as both architect and contractor on minor modifications and structural repairs to both buildings until the company abandoned the property in 1951.

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**Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO**

Narrative Statement of Significance (continued)

As the company continued to grow, Majestic looked for nearby properties on which to expand their operations and with no land available within the same block, they purchased the St. Joseph's Convent of Mercy in 1923 at the southeast corner of 22nd Street and Morgan, one block further west, and expanded their operations, first moving their offices into the old convent in 1923 and then opening Plant No. 3 in 1925 in what had been classrooms, dormitories, and a chapel. Then, in 1951, Majestic Manufacturing Company relocated all of its operations to 4550 Gustine in south Saint Louis, only six years before they were bought out by the Universal Match Corporation. Although Plant No. 3 had been razed by 1989, **the two buildings (Plant No. 1 and No. 2), designed specifically for the fledgling Majestic Manufacturing Company and used for their operations throughout most of their history, from 1895 through 1951, are still intact, with few alterations, between what is now Delmar and Lucas, midblock between 20th and 21st Streets.** The buildings associated with the company at the end of its existence, on Gustine, have been greatly altered and those used by the company between 1892 and 1895 were razed in 1959, making the nominated properties the only tangible evidence of the history of the Majestic Manufacturing Company.

Because of the complex building history for this property, the following chart helps clarify the buildings, alterations, sizes, and architects and contractors involved with the nominated property as well as the other Majestic Manufacturing Company properties on Delmar Boulevard, now vacant lots, where the first factory sites were located.⁴

2002, 2004 and 2006 Delmar

(one building, non-extant; not part of nominated property; now a parking lot to east of nominated property)

- 1892 2 story brick building already in existence when Majestic Hot Water Company started in business using this building (Company literature shows a sketch of this building, see Continuation Page 30.)
- 1895 Majestic Manufacturing Company stopped using building and moved into their new building at 2014-2022 Delmar
- 1959 Building demolished

2008 and 2010 Delmar

(one building, non-extant; not part of nominated property; now a parking lot to east of nominated property)

- 1892 1 story brick warehouse constructed for Majestic Hot Water Company, P. A. Lighter, contractor, at a cost of \$1,000, 40' x 177' (This is a mystery since the cost and dimensions seem to contradict each other and the dimensions are longer than the lot depth. Company literature shows this as a two story building, see Continuation Page 30.)
- 1895 Majestic Manufacturing Company stopped using building and relocated into their new building at 2014-2022 Delmar (Plant No. 1)
- 1909 By this year, a 2 story brick building was definitely on this site (based upon fire insurance maps)
- 1959 Building demolished

2014 and 2016 Delmar

(one building, non-extant; nominated property, see below 2014-2020 Delmar)

- 1892 2 story brick factory addition for Majestic Manufacturing Company, J. W. Barnes and Company, contractor, at a cost of \$5,000, 40' x 140' (Company literature shows a drawing of this building, see Continuation Page 30.)
- 1895 Apparently demolished for new 5 story building at 2014-2020 Delmar (Plant No. 1), but no records found

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**Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

2014, 2016, 2018, 2020, and 2022 Delmar

(one building; nominated property, known as Plant No. 1)

- 1895 5 story brick factory constructed for Majestic Manufacturing Company, A. E. Cook, builder, at a cost of \$60,000, 108' x 144' (See drawings in company literature, Continuation Pages 31 and 32.)
- 1895 Majestic Manufacturing Company operations moved from 2004-2010 Delmar buildings into this new building, building originally used as offices and factory
- 1910 Factory altered, J. Hail Lynch, building architect, C. E. Hamilton, contractor, at a cost of \$4,000, nature of alterations not identified
- 1916 5 story "first class" addition (on east side), J. H. Lynch and Son, architects, Majestic Manufacturing Company, contractor, at a cost of \$6,500
- 1917 Frame loading platform added (nonextant), at a cost of \$200
- 1918 Factory altered, J. H. Lynch and Son, contractors, at a cost of \$1,500, nature of alterations not identified
- 1920 Fire escape repaired, at a cost of \$50
- 1923 Majestic Manufacturing Company moved offices out of this building to 2134 Morgan (Plant No. 3); this building renamed as Plant No. 1
- 1951 Majestic Manufacturing Company stopped using building and relocated to 4550 Gustine
- 1959 Windows bricked up on first floor and entrance altered

2124-2134 Delmar

(series of buildings, nonextant, not part of nominated property, known as Plant No. 3)

- 1923-5 Property and buildings still in use as St. Joseph's Convent of Mercy (also a school)
- 1923-5 Majestic Manufacturing Company modified the buildings and first moved their offices to this location in 1923 and opened Plant No. 3 at this site by 1925 (Drawing shown on company stationary, see Continuation Page 32.)
- 1951 Majestic Manufacturing Company stopped using this building and relocated to 4550 Gustine
- 1989 All buildings on this site demolished before this year, exact date unknown

2011, 2013, 2015, 2017 Lucas

(now one building, nominated property, known as Plant No. 2)

At 2011 and 2013 Lucas (originally Warehouse No. 1):

- 1906 1 story brick warehouse constructed for Majestic Manufacturing Company, Joe Fleming, contractor at a cost of \$3,500, 38' x 144'

At 2015 and 2017 Lucas (originally Warehouse No. 2):

- 1901 1 story brick warehouse constructed for Majestic Range Company [building permit records often used common use names], Barnett, Haynes, and Barnett, architects, Baerveldt Construction Company, contractor, at a cost of \$4,900, 50' x 144'
- 1909 Altered brick warehouse, J. H. Lynch, architect, C. E. Hamilton, contractor, at a cost of \$9,800
- 1912 Altered brick warehouse, J. H. Lynch, architect, at a cost of \$4,000
- 1913 Both buildings partially demolished, common wall left in original location, new building constructed on the site
- 1913 5 story brick warehouse, composite roof, steel girders, steam heat constructed for Majestic Manufacturing Company, J. H. Lynch Architects Co., architect, R. A. Anderson Construction Company, contractor, at a cost of \$38,000, 88' x 144' (Drawing of this complex shown on company stationary, see Continuation Page 32.)
- 1923 Underpinned building, J. H. Lynch and Son, contractor, at a cost of \$2,000
- 1925 Majestic Manufacturing Company opened additional plant at 2134 Morgan (Plant No. 3); renamed Plant No. 2
- 1951 Majestic Manufacturing Company stopped using this building and relocated to 4550 Gustine

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Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

INDUSTRIAL DEVELOPMENT IN SAINT LOUIS

In the late nineteenth and early twentieth century, Saint Louis became one of the leading industrial cities in the United States.⁵ From a settlement supporting only small industries prior to the Civil War, the city grew rapidly, especially after 1880, due to the rapid development of manufacturing enterprises. By 1892, Saint Louis was the fifth largest manufacturing center in the United States.⁶ In 1892, the year that the Majestic Manufacturing Company was organized in Saint Louis, the Merchants' Exchange reported "unusual prosperity in business"⁷ across all branches of trade and industry, noting that a number of new manufacturing establishments had been erected and old ones extended.⁸ From 612 manufacturing firms in 1865, the city's industrial base expanded to 5,732 manufacturers by 1900.⁹ This industrial boom continued into the first two decades of the twentieth century. During the first five years of the new century, factory output in Saint Louis increased over 57 percent.¹⁰ By 1905, Saint Louis followed New York, Chicago and Philadelphia as the fourth largest wholesaling and manufacturing center in the United States.¹¹ In 1910, the value of products manufactured increased by 79 percent and the number of employees gained 30.7 percent,¹² and then in 1913, the Merchants' Exchange reported two consecutive record breaking years for manufacturing in Saint Louis.¹³ In the early 1910s, the city was still the nation's fourth largest manufacturing center,¹⁴ but its position slipped rapidly in the 1920s and, by 1929 Saint Louis was only seventh in the nation, as industry moved away from the congested city.¹⁵ The industrial boom in Saint Louis had peaked, never regaining the rapid pace of industrial development it experienced from 1880 to 1915 nor its former prominence as a manufacturing center.

Ample and convenient supplies of two major raw materials, coal and iron, contributed to the growth of industry in Saint Louis after the Civil War and both of were critical factors in the concentration of stove manufacturers in Saint Louis. Repeatedly, city boosters pointed to what they termed the inexhaustible supply of nearby coal that was well suited for manufacturing purposes, providing Saint Louis with fuel cheaper than any other large city. Besides the ample supply of Illinois coal, Missouri iron encouraged the development of iron product manufacturers in Saint Louis,¹⁶ the basic ingredient needed to manufacture stoves.

In part, this rapid industrial growth resulted from the transportation connections and convenient freight facilities which made Saint Louis accessible to an immense sales territory, shipping ports, and the major markets throughout the United States. While the great Mississippi River and its tributaries had been the major factor in pre-Civil War development in Saint Louis, the railroads were quickly surpassing the steamboats in importance to manufacturers and wholesalers shipping from Saint Louis during the late nineteenth century. By 1890, Saint Louis was the chief distribution point for the center of the nation¹⁷ with 25,678 miles of railroad lines centered in the city.¹⁸ By 1892, 23 different railroad companies converged on the Union Depot (then under construction)¹⁹ and lines radiated out to every point of the compass. Before the Civil War, Saint Louis' commerce had not extended over a large territory, but the increasing influence of the railroad transformed the city into the major shipping metropolis of the Southwest.²⁰ At the turn of the century, no other city in the United States could boast of such advantages in river and rail mileage.²¹ This transportation network was a major factor in the late nineteenth and early twentieth century industrial development of the community, providing access to every state and territory of the United States as well as Central and South America and overseas markets.²²

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**Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

STOVE MANUFACTURING IN SAINT LOUIS

Taking advantage of these resources, numerous stove and range manufacturers, like the Majestic Manufacturing Company, established their operations and factories in Saint Louis, contributing to the rapid industrial development in the city during the late nineteenth and early twentieth centuries. While tobacco, shoes, and breweries became synonymous with large industry in Saint Louis during this era, partly due to the concentration of their manufacture in a few very large companies (such as Brown Shoes and Anheuser-Busch), the industrial base of Saint Louis was actually quite diversified. One of those principal industries was the manufacture of stoves and ranges,²³ which was noted as one of the fourteen top areas of manufacture in 1912.²⁴

By 1892, the year Majestic Manufacturing Company started its new enterprise, Saint Louis already manufactured more stoves and cooking ranges²⁵ than any other city in the world²⁶ and the Merchants Exchange reported that industries based on metal (including stoves and ranges) were "adding new articles of manufacture . . . as changes in the methods of manufacture, or new fashions in household economy demand them."²⁷ It specifically recorded \$2 million in stoves and ranges manufactured that year in Saint Louis.²⁸ Based upon figures compiled from the United States *Census of Manufactures* in 1905, Saint Louis boasted 14 stove and furnace manufacturers with \$4.5 million in capital and \$5.5 million in the value of their products, while employing 2,179 men and women.²⁹ By 1910, stoves, ranges, and furnace manufacturers increased sales to \$6 million.³⁰ Three years later, the Merchants Exchange reported the value of stoves and ranges manufactured in Saint Louis had exceeded \$7 million and their employees numbered 2473 (excluding the \$4 million from furnace manufacturers, another type of manufacture which had been incorporated into the 1910 figure).³¹ The Merchants Exchange annual report for 1913 summarized the status of the local stove and range industry as follows:

In the manufacture of stoves and ranges, St. Louis is without an equal anywhere in the world, as she leads all other cities in both the size and value of the output. There are 22 stove manufacturing plants in the St. Louis district, and about 6,000 persons are employed. In these plants about 1,100,000 stoves were turned out in 1913 and the total value of the output was in the neighborhood of \$11,000,000. Over \$8,000,000 of capital is employed in this industry, and the output of the St. Louis factories is shipped to all parts of the country. The output of gas and vapor stoves is increasing at a particularly rapid rate.³²

By 1923, one author noted that Saint Louis has the "largest stove and range factories on earth"³³ and "is the largest manufacturing center for stoves in the United States."³⁴ In 1939, as the nation's economy was just beginning to recover from the depths of the Great Depression, the manufacture of stoves, ranges, water heaters, and hot-air furnaces topped \$14 million in value, with 24 establishments keeping 2,404 Saint Louisans employed.³⁵

In reality, many of these manufacturing establishments were not producing cooking stoves and ranges, but concentrated only on water heaters, heating stoves and hot-air furnaces, a fact that became evident by examining the "Classified Section" in the Saint Louis telephone directories from 1902 through 1958, even though these listings were not all inclusive. From 1902 through 1931, only about ten manufacturers of cooking stoves and ranges were listed in each directory, although the actual companies listed varied considerably from year to year as smaller manufacturers dropped in and out of the marketplace. The one exception was 1902 where an unusually large number of listings (26 in all) and a close examination of their names (often a single individual, not a company) implied that manufacturers and dealers had been grouped under a single heading.³⁶ Otherwise, it appears the statistics counted each plant separately (i.e., Majestic had 3 plants), not just each company.

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**Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

In 1934, the number dropped to only seven manufacturers and by the end of World War II only five stove manufacturers remained in Saint Louis, which are (listed in order by age):³⁷

- The Charter Oak Stove and Range Company, which had started its operations in 1874 as the Excelsior Manufacturing Company in Laclede's Landing on the river (and their original building is included in its National Register historic district³⁸), before moving north to the edge of the city at Antelope and Conduit
- The Wrought Iron Range Company (listed separately as the Home Comfort Range Company although this was always one business) which had started out as a jobber called the Culver Brothers, opening its first permanent office in Saint Louis in 1870 at 9th Street and Christy Avenue before switching to manufacturing in 1881 and building their first plant at 19th Street and Washington Avenue (one block away from where Majestic will locate in 1892) before moving to a new plant site on the north edge of town on at 5661 Natural Bridge Road in 1910³⁹
- The Majestic Manufacturing Company, which one of the Culver brothers (Lucius L.) had started in 1892 and was still in the same location at 2014 Delmar (nominated property, Plant No. 1 and 2)⁴⁰
- The American Stove Company which started in Saint Louis as the Quick Meal Stove Company in 1881⁴¹ and in 1902 merged with two other Saint Louis manufacturers (Ringgen Stove Company and the Twin Burner Vapor Stove Company) and six other stove manufacturers in Illinois and Ohio to form the American Stove Company, with offices in downtown Saint Louis and several plant sites (both in Saint Louis at 2001 South Kingshighway by 1952 and elsewhere in the nation), growing rapidly after developing the Magic Chef ranges in the 1930s⁴²
- The Copper Clad Malleable Range Company (which may have only been a distributor since it does not appear until 1913 and only in an office location downtown)

During World War II, when many of Saint Louis' industries converted to wartime production, several of the major manufacturers of stoves received substantial wartime contracts, which helped the stove industry in Saint Louis survive since wartime conversion for the first time meant that there were no domestic stoves to be sold. The Wrought Iron Range Company converted its plants to manufacture 500-pound bombs⁴³ and the American Stove Company produced a wide variety of products for the military,⁴⁴ while both the Majestic Manufacturing Company and the Charter Oak Stove and Range Company continued making ranges for use aboard Victory ships and as Army field stoves, respectively.⁴⁵ Of the five stove manufacturers in Saint Louis surviving after World War II, only Majestic and Magic Chef, made gas stoves, rather than continuing to concentrate solely on coal fired ranges when consumers wanted the convenience of either gas or electric stoves. After 1951, only Majestic, Magic Chef and Home Comfort ranges were still being produced in the Saint Louis area,⁴⁶ but during that decade both Majestic and Home Comfort would be acquired by a rapidly growing Saint Louis company, the Universal Match Corporation, although their range product lines were discontinued under the new ownership.⁴⁷ This left Magic Chef, Inc. as the sole manufacturer of ranges in the Saint Louis area.

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Majestic Manufacturing Company Buildings St. Louis (Independent City), MO

Narrative Statement of Significance (continued)

It was only after 1880 that stove manufacturing became a major industry in Saint Louis, paralleling the industrial growth of the city, although the cast iron stove industry had started early in Saint Louis switching from jobbing to manufacturing as early as 1840⁴⁸ at the very time that stove manufacturing was coming into its own nationwide. By 1860 the stove making industry produced over \$500,000 annually with the Hudson Bridge's Empire Stove Works and Giles Filley's Excelsior West among the best known in the West.⁴⁹ These early stove industries were located initially in the Levee and North Broadway business districts, near the Mississippi River, but then relocated to the Light Manufacturing District of the city in the late nineteenth century. Since raw materials, especially coal and iron could be readily assembled near the river (the major source of transportation for bulky items before the Civil War), foundries started near the river with three setting up operations in the Levee district and one in North Saint Louis, another commercial area near the Mississippi River. Large foundries, however, could not economically remain or expand in these congested districts. As a consequence, they began moving away from the river and by 1920, three foundries were located in the northwest section of the city, one in the Oak Hill area, one in the Light Manufacturing District, and another east of the river in Illinois, while only one had stayed in the Levee.⁵⁰ Of these, the Majestic Manufacturing Company was the last remaining stove manufacturer in the area one mile west and north of downtown in an area known as the city's Light Manufacturing District since its neighbor one block east on Lucas Avenue, the Wrought Iron Range Company, had moved to its new factory location on the north edge of the city in 1910, abandoning its first manufacturing plant.⁵¹

The migration of stove manufacturers in Saint Louis away from the core of the city reflects a pattern common to most of its industries. Today much of the physical evidence, the brick manufacturing complexes for the 2500 industries in Saint Louis by 1909,⁵² is quickly disappearing.⁵³ This is especially true in the area known as the Light Manufacturing District of Saint Louis, where the nominated property, the Majestic Manufacturing Company Buildings is located, a region that extended about one mile west and north of the principle retail business district downtown.⁵⁴ Many of the industries in this area closed during the Great Depression or in the decades following World War II and the buildings have fallen into disrepair and disuse which has led to the demolition of many these turn of the century industrial complexes.⁵⁵ **As such, the surviving Majestic Manufacturing Company Buildings serves as the sole reminder in the city's Light Manufacturing District of the importance of these turn of the century industrial enterprises in Saint Louis' history as well as the role of stove manufacturers in making Saint Louis the fourth largest manufacturing center in the nation in the early twentieth century.**

HISTORY OF THE MAJESTIC MANUFACTURING COMPANY

Majestic was the first manufacturers in the nation to develop ranges with all cast components and structural members made solely of malleable iron and steel which had been treated with an annealing process to make the metal nearly indestructible. The company grew rapidly during the next three decades, targeting the discerning consumer who was willing to pay more for a higher quality product as opposed to a lower priced product make that could break or warp easily. Majestic quickly became the primary manufacturer of ranges for finer hotels as well as a major manufacturer of home and institutional ranges. The company claimed to be one of the largest stove manufacturers in the United States in the late nineteenth century and the only manufacturer in the world of a combination range in which all of the castings were made of malleable iron.⁵⁶

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**Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

Established by Lucius Lewellyn Culver in 1891 as the Majestic Hot Water Company and transformed into the Majestic Manufacturing Company in 1892,⁵⁷ Culver had been one of the three brothers who founded of another major Saint Louis stove manufacturer in 1881, the Wrought Iron Range Company, which marketed its Home Comfort ranges door to door to households in rural and frontier areas throughout the United States.⁵⁸ By 1890, he severed his connection with that company and organized the L. L. Culver Manufacturing Company, later known as the Majestic Hot Water Company, which manufactured water boilers, for heating buildings, using malleable steel. By 1892 he reorganized his company under the name Majestic Manufacturing Company with the expressed intention of developing and manufacturing high quality cooking range made of malleable iron and steel.⁵⁹

Culver was initially president of the new Majestic Manufacturing Company and for vice president he had recruited Robert Henry Stockton, the retired vice-president of Simmons Hardware,⁶⁰ whose success in marketing helped expand that company into a major national hardware distributor based in Saint Louis. Culver convinced Stockton that his idea of incorporating an annealing process in the manufacture of a new and more expensive cooking stove, the first ever to be made solely of steel and malleable iron, could be marketed successfully despite the saturation of the market by cast-iron ranges. Stockton appreciated the concept of selling a high quality, durable product and he became responsible for organizing the marketing of the Majestic ranges, for both family and hotel use, while Culver remained in charge of the factory. In 1899 when Culver died, Stockton became president of Majestic, leading the rapid expansion and success of the company until 1922.⁶¹

Culver had convinced Stockton that his new idea of utilizing the same malleable iron technology (that he and his brothers had implemented on the tops and doors of their Home Comfort ranges in 1884⁶² and that he used on his hot water heaters) could be improved by annealing all of the stove's components, a process Majestic promoted in their early catalogs with this explanation:

MALLEABLE IRON IS A TERROR TO WORK WITH.—Our range castings are made of desired shape and size, and then placed in huge furnaces, which are kept at a terrific heat and watched constantly for sixteen days and nights, which is the time required for making the castings "malleable." The time when the furnaces are cooled, and these castings taken from them, is an event in our factory, for thousands of dollars depends on what seems to be a tantalizing caprice of Nature.

EVERY CASTING MAY BE SPOILED IN MAKING.—When our castings are examined, they may be found all right, in which case they will become the component parts of a hundred MAJESTIC RANGES in a few hours. But they may be all wrong. They may come out distorted and untrue, and the manufacturers of Majestic Ranges value their reputation too highly to spoil a range by placing in them castings not absolutely perfect.

SCIENTISTS CANNOT EXPLAIN OR PREVENT IT.—No scientist or mechanic has ever been able to explain why castings will sometimes come forth from these furnaces as true as when placed in them, and at other times come forth with a shrinkage in them, which renders them worthless; and no scientist or mechanic has ever been able to devise any means of preventing the disaster. A spoiled casting can't be fixed; it is even worthless as scrap iron.⁶³

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**Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

To convince skeptics, their public relations department developed brochures carefully explaining the whole process, showing how quality control (although they did not call it by that modern term) ensured the best product for the consumer. They described in great detail the care and expense of the annealing process, the higher cost of their "pig iron" over the quality used in cast iron stoves, the heavy gauge of steel, the asbestos lining (which helped keep the kitchen cooler), the airtight construction, and the fact that even the framing parts are made of malleable materials so that the lining would not warp or get out of plumb. They even used anecdotes about railroads which utilized malleable iron on their cars so that they could carry three times the weight of a standard cast iron car and could be easily repaired by straightening damaged parts, not waiting for expensive replacements.⁶⁴ Their literature proudly pointed to the great tornado of 1896 that devastated Saint Louis, killing 350 people and causing \$10 million in property damage to 8,000 homes and 4,000 other buildings.⁶⁵ The tornado destroyed two three-story brick buildings occupied by dealers who had a full line of Majestic ranges, but it took less than \$1 each to "put all of the Majestic Ranges in perfect condition, and as good as the day they left our factory."⁶⁶

The company promoted the quality and durability of their product in comparison with the cast iron stoves in common usage at that time as more energy efficient (fuel economy as well as saving on heat), and labor saving (using less coal or wood to get the same amount of heat), cleaner cooking (less smoke and soot leakage), and unbreakable. Malleable iron and rolled steel dent and bend only with great effort but do not crack like the brittle cast iron.⁶⁷ According to their company catalog:

Malleable Iron, used in connection with steel, is absolutely the ONLY material of which a perfect cooking apparatus can be made, because--it can't break. It enables us to use the most powerful tools in bringing each and every joint to the point of air-tightness. Cast iron can't be riveted airtight. Bolts are used and the crevices are filled with putty, which soon burns out, and the heat, gases, soot, smoke and ashes go everywhere except where they ought.⁶⁸

The full line of Majestic ranges provided a variety of options for the consumer, whether they were a housewife, servant, or a French chef since they had ranges for both home and institutional use. Their combination ranges for the home could be made with a grate that converted, with a flip of a lever, for wood or coal fuel. Other model combination ranges could use either gas or coal. Before the 1904 World's Fair opened in Saint Louis, Majestic ranges had the added feature of an attached, but large separate unit, as a water heater that came with detailed instructions on how it could be piped throughout the house to provide hot water in both the bathrooms and kitchens. For chefs in fine hotels and other institutions, the commercial line of the Majestic ranges offered their "Smokeater" which burned the fuel usually wasted (by sending heat directly up the chimney) by circulating the gases under the top surface before exiting the range, providing the added benefit of being able to heat the top alone, cutting off the ovens, and increasing the heating surface by 25 percent.⁶⁹

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Narrative Statement of Significance (continued)

Recognizing that their product would cost more, they coupled their promotion of quality with "The first cost must be more in order to make it cost you less."⁷⁰ They pointed out that the actual cost of a cooking apparatus was directly related to: the original cost, the cost of keeping it repaired, the length of time to get repair parts, the labor for repairs, cost of fuel, and the quality of cooking done.⁷¹ To save the consumer the cost of the middleman and to ensure the consumer was well informed about the true quality and benefits of their products, Majestic did not utilize jobbers to sell their products, since these independent agents bought from the manufacturer and either sold to dealers (with little or no explanation of the specific manufacturer's benefits) or they sent peddlers door to door. Instead, Stockton implemented a plan whereby Majestic employed their own knowledgeable sales force that could more effectively promote to and train local dealers of their products—a marketing concept that was unique and never before used in the stove industry⁷² and one that has become an industry standard. As a consequence, Majestic stoves quickly gained in popularity even though they cost more than other stoves.

Soon the company had more orders than the factory could fill. By 1893, only a year after organizing the new company, Majestic had a major exhibit at the World's Columbian Exposition in Chicago and was already promoting itself as one of the largest range factories in the world, with business throughout Missouri's trade zone.⁷³ Before 1900, the company was producing not only coal and wood ranges, but also gas or combination gas and coal ranges for home use.⁷⁴ By 1904, it was one of the major exhibitors in the Palace of Industries in the 1904 World's Fair in Saint Louis, where nearly 20 million visitors had the opportunity to view the steamship Majestic with their ranges unloaded on the dock. By then, their home range had the added feature of an attached, but separate unit, a hot water heater, a design depicted on "The Great Majestic" sail of the "famous White Star Steamer, Majestic," the ship that served as their company logo (and their World's Fair exhibit design).⁷⁵ Majestic also quickly became the supplier of hotel ranges for most of the high-class hotels in North America and their line of Smokeater Ranges and heavy duty institutional cooking equipment served hotels, restaurants, hospitals, cafeterias, clubs, churches, and camps throughout the United States as well as in international markets throughout Central and South America and even overseas as far as Hawaii.⁷⁶ During World War II, the company had the contract to manufacture all of the cooking ranges for the U. S. Navy's Victory ships.⁷⁷

The Majestic Manufacturing Company had quickly become one of the leading stove manufacturers in Saint Louis. The Majestic was 1 of 22 stove manufacturers located in Saint Louis in 1912, 1 of only 9 major establishments identified in 1928, and 1 of 5 that survived the Great Depression and World War II. It was also 1 of only 2 companies manufacturing gas ranges after World War II, when coal stoves' hey day had long past. It had remained in the city's Light Industrial District west of the central business district sixty years, much longer than most manufacturers, including the other known stove manufacturer in the district, the Wrought Iron Range Company which moved out in 1910. In 1951, the Majestic Manufacturing Company moved all of its operations out of the Light Industrial District and operated from 4550 Gustine, where it consolidated all three of its manufacturing plants and offices, but four years later it was bought out by one of the fastest growing Saint Louis industries, the Universal Match Company, and its range line discontinued.

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Narrative Statement of Significance (continued)

The Majestic Company's success contributed to the manufacture of stoves being one of the city's leading manufactured products, helping make Saint Louis the largest manufacturing center for stoves in the United States from the 1890s through the 1920s. Its innovations set the standard for the future design of cooking ranges by being the first to make a cooking range completely out of malleable iron and steel using the annealing process, a technique that is still used today. It also was the first to offer combination ranges of malleable iron and steel and one of the early manufacturers of gas fired ranges (the first in Saint Louis). The "Smokeater" design's popularity made it the industry standard for fine chefs. Majestic's marketing innovations also contributed to improvements in the stove industry, by proving that consumers would readily spend more for a higher quality range if they understood the benefits. Their incorporation of the sales force as employees of the Majestic Manufacturing Company transformed the appliance industry which today continues to utilize the concept of educating their dealers through company representatives who are knowledgeable about their products' operation, options and benefits.

CONTRIBUTION TO DOMESTIC SCIENCE

In the period between 1830 and 1860, the cast iron range began to gain in popularity as an improvement over open hearth cooking, since cooking utensils stayed cleaner and lasted longer when not used over an open fire, the fire could be banked overnight to start quickly the next morning, a water boiler could be built into the range for instant hot water, and fuel consumption was cleaner and more economical.⁷⁸ They did have their drawbacks though—whether they burned coal or wood, cast iron stoves still produced sooty air and dirty surfaces and they required hours of maintenance each week: either sifting the coal or splitting the wood, laying and tending the fire, emptying ashes, carrying the fuel to the kitchen and blacking the stove to guard against rust.⁷⁹ Because they were drafty, the heat source could be unpredictable, requiring constant monitoring to prevent cooking disasters and, even so, soot leaks and cold spots affected the quality of the finished product, especially in baking.⁸⁰ The cast iron stoves were dirty, heated the kitchen, often to unbearable temperatures during the summer months, and initial designs required a great deal of stooping to use.

By the late nineteenth century, manufacturers of cooking ranges had made substantial improvements to the initial cast iron stoves: raising the cooking surfaces, placing the water heater in a separate box at the end of the stove to reduce problems with rust, and some were even experimenting with sheet metal to lighten the weight of the stove and more quickly cool the stove when cooking was finished. Even so, most of the problems remained and it was innovators like the Majestic Manufacturing Company which found ways to improve the working conditions and kitchen environment by making improvements to the basic cast iron design. Majestic ranges reduced many of the problems associated with the use of coal or wood as a fuel since their stoves did not leak like cast iron products, what they promoted as "hermetically perfect"⁸¹—allowing the cook to make a higher quality product and allowing the housekeeper to keep the kitchen cleaner. With a tighter product and by using asbestos insulation, more of the heat stayed in the stove, not escaping into the kitchen and wasting energy. Their metal was said to have great rust-resisting qualities and Majestic used nickel plating on some surfaces to help keep them cleaner and reduce maintenance. When promoting their products, Majestic consistently lured buyers with these many advantages over cast iron stoves, especially cleanliness and fuel economy.⁸²

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**Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

In the late nineteenth century, several manufacturers introduced gas stoves, an innovation that would revolutionize housekeeping, kitchen design, and cooking. Use of gas as a fuel had obvious advantages in producing an instantaneous heat source: saving time and labor, eliminating the issues of soot, dirt, and high maintenance; increasing cleanliness; improving the quality of cooked food; and avoiding overheating kitchens. Even so, gas ranges only gained wide popularity after 1918, due to the inherent dangers of using an invisible fuel, the lack of an effective regulator design prior to 1915, their higher fuel costs and the lack of gas service or its cost to many homes.⁸³ Since the Majestic Manufacturing Company's targeted customer was more likely able to afford the luxury of using gas (if she could afford their range), Majestic was one of these early manufacturers of gas stoves, having gas range models available before 1900, but they wisely offered the option of combination ranges, in case fuel supplies to the cook would vary.⁸⁴

Coinciding with these technological advancements at the turn of the century, the developments in domestic science during the Progressive Era encouraged advancements in regulating health and increasing domestic efficiency, which directly impacted Americans concept of the ideal kitchen, where the new appliances would take center stage.⁸⁵ In their effort to promote their own products, the Majestic Range Company endorsed this movement. The number of domestic servants in the United States declined by half between 1900 and 1920 which meant that many housewives now worked in the kitchen alone, encouraging women to purchase labor-saving devices that would make their work easier and more efficient⁸⁶ – devices such as a new Majestic range which was targeted to these upper middle income households where previously servants would have done the cooking. At the same time, this new domestic engineer was suppose to use this new household equipment to lighten her workload while demonstrating its effectiveness by appearing "fresh, cheerful, and attractive, even in the midst of housework,"⁸⁷ a concept subtly promoted with drawings in Majestic advertisements, showing the housewife working in her "Model Kitchen" so perfectly attired that she would be ready to receive guests.⁸⁸

As part of the Progressive Era's concern for the public health, cleanliness standards rose and people accepted the new germ theory, meaning that the kitchens had to be kept scrupulously clean in order to prevent disease,⁸⁹ one of the primary advantages to Majestic ranges, at least based upon their company's literature, which repeatedly pointed out how the Majestic range would keep the kitchen cleaner.⁹⁰ One promotional article for the Majestic range published in a local women's magazine in 1909, purported to be a history of cooking, stated that:

The Majestic Coal Range has been built on scientific principles . . . so carefully considered that the kitchen equipped with a Majestic Coal Range can be kept as cool and clean as the most fastidious housewife desires.⁹¹

In a profession just beginning to be accepted at the turn of the century,⁹² home economists concentrated on finding ways to apply the scientific management techniques of Taylorism used in industry to the work of the housewife, making her more efficient in the use of her time.⁹³ The Majestic Manufacturing Company's catalogs tied in with this efficiency movement by promoting their product features: a quick turn of the wrench that would cut off the coals (ending the need to poke out the fire), their flues which were cleaned out from the front (not the end), and dampers that were arranged on the front for the greatest accessibility.⁹⁴ One of their advertisements specifically promoted this concept of domestic efficiency (of course, when using a Majestic Range), "It is the gas range that enables the housewife to attain the highest degree of efficiency in her cooking and baking with the least expenditure of fuel, time, and trouble."⁹⁵

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Majestic Manufacturing Company Buildings
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Narrative Statement of Significance (continued)

Home economists promoted efficiency through kitchen design as well, encouraging more efficient arrangements of appliances and furniture in the kitchen, almost as if the kitchen was a laboratory, cutting down on wasted energy and steps.⁹⁶ In one of its earliest catalogs, the Majestic Manufacturing Company encouraged this efficiency by promoting the "Properly Arranged Kitchen" providing suggestions on how to make the most convenient arrangements in the kitchen using a Majestic range. First they noted that the door to the outside should be at least three feet wide to aid in moving into the house. The catalog encouraged kitchen arrangements so that the windows would be positioned in relation to the range in such a way that light would be kept out of the cook's face, but would be large enough to throw light onto the range. They even suggested furniture placement, such as putting a large size table between the window and door on which the cook could work. Their catalog detailed how to install plumbing, to get the best results from the Majestic water heater that was attached to their new range, and even how to connect the water lines to a sewer or drain. They also provided detailed drawings and instructions on how to design the chimney flues to pipe smoke out of the house cleanly. But, as they stated, "Arrange the balance of the kitchen to suit your convenience, but, from . . . the expressions of thanks from the many ladies who have adopted our design, we feel that what we have stated will be for the good of all intending builders [of new kitchens]."⁹⁷

Majestic's incorporation of the Progressive issues of effective time management and efficiency, cleanliness, and proper kitchen design was not unique, but represented a growing trend in marketing of consumer products by the end of the nineteenth century. Majestic helped set the pattern that has revolutionized kitchen design, promoting designs that were more aesthetically pleasing (such as their "Colonial" style range)⁹⁸ and helped encourage the residential plumbing advancements with its attached hot water heater designed to pipe hot water throughout the home.⁹⁹ This promotional effort was aimed at the housewife (their customer), whose role in the kitchen and the home actually became increasingly important and glorified as the actual home-maker and manager of the house. According to Gwendolyn Wright who authored one of the best discussions of what she termed "Domestication of Modern Living,"¹⁰⁰ manufacturers of labor-saving devices often suggested the more elusive aspects of their products, their scientific exactness, modern allure, and relationship to family comfort and pride."¹⁰¹

The Majestic Manufacturing Company utilized these issues quite effectively in building their business, which was based solely on providing a higher quality product that could only convincingly be sold if the consumer believed in the necessity of these Progressive Era concepts of cleanliness and efficiency. In return, **by promoting these concepts, the Majestic Manufacturing Company helped change the standards and practices employed in kitchens across America.** Because homemakers using the Majestic stove were able to maintain a cooler and cleaner environment in the kitchen, free from constantly monitoring the cooking fire, **the Majestic Manufacturing Company became an important component in the developments that revolutionized cooking and housework into a more sanitary and time-saving activity during the early twentieth century.** The Majestic's design with elevated ovens and other labor-saving features, eliminated the back-tiring stooping previously associated with cooking as well as provided more dependable results. **The company even became part of the movement to efficiently organize kitchens, an important aspect of what was becoming known as domestic science.** While the products were first purchased for middle and upper income homes, its design of using malleable steel became the industry standard used to this day by most range manufacturers, helping bring these same advantages to low income homes.

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Narrative Statement of Significance Endnotes (continued)

ENDNOTES

¹ Walter B. Stevens, *St. Louis, History of the Fourth City, 1763-1909. Vol. II* (Chicago-Saint Louis: The S. J. Clarke Publishing Company, 1909), 850.

² Ted Schafers, "Universal Match City's Fastest Growing Industrial Empire," *Saint Louis Globe-Democrat*, 14 February 1960, in Missouri Historical Society (Saint Louis), Mercantile and Manufacturing Scrapbook, Vol. 2, 169-170.

³ Lynch had relocated to Saint Louis in 1895 and was already experienced in industrial design. He developed a specialty in institutional buildings (of which his only other documented commissions are the Blind Girl's Home, the Christian Orphans' Home and the Community Council Building). While information about Lynch's role in the architectural history of St. Louis, especially in the area of industrial design, has not yet been researched, it is possible that this association would make the Lucas Avenue building (Plant No. 2) significant under Criterion C as well as one of the few remaining designs by Lynch. This information was from "J. H. Lynch, Veteran St. Louis Architect, Dies at Son's Home," *St. Louis Globe-Democrat*, February 3, 1935, 6A.

⁴ The building history was analyzed and compiled from the city building permits, the *St. Louis Daily Record*, the city directories, the fire insurance maps, and company literature that included drawings of the buildings (drawings are included as Continuation Sheets with their bibliographic information and complete citations for all of these documents are listed in the bibliography. The analysis was aided by on-site inspections of all three properties owned by Majestic Manufacturing Company in Saint Louis.

⁵ Jeffrey E. Smith, "St. Louis Historic Contexts," in *A Preservation Plan for St. Louis. Volume 1* (Saint Louis: The Heritage and Urban Design Division, Preservation Section, [1995]), 26-27; Marshall S. Snow, ed., *History of the Development of Missouri and Particularly of Saint Louis, Vol. II*, (Saint Louis: National Press Bureau, Publishers, 1908), 348, 363.

Saint Louis' Heritage and Urban Design Division is in the process of developing a preservation plan for the city which in part is identifying historic contexts to utilize in identifying significant historic properties in the city. At the present time, "Business, Commerce, and Industry" has been designated as one of eleven historic contexts for the city, but it has yet to be fully researched and documented. (See Smith, 26-27; Heritage and Urban Design Division, City of St. Louis, Missouri, "St. Louis Property Types," in *A Preservation Plan for St. Louis, Volume 1*, (Saint Louis: The Heritage and Urban Design Division Section, 1995), 225, 282.) As such, the following historical summary of the city's late nineteenth and early twentieth century development is provided to show both the importance of industry in Saint Louis' development and the role of stove manufacturing as part of that development.

⁶ George H. Morgan, *Annual Statement of the Trade and Commerce of St. Louis, for the Year 1892, Reported to the Merchants' Exchange of St. Louis* (Saint Louis: R. P. Studley and Company, Printers, 1893), 36-38; Snow, 363.

⁷ Morgan, 32.

⁸ *Ibid.*, 32.

⁹ Snow, 365.

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Narrative Statement of Significance Endnotes (continued)

¹⁰ William Flewellyn Saunders and W. V. Byars, *The Reasons Why it Pays to Manufacture in Saint Louis*, prepared for the Business Men's League of St. Louis (n.p.: 1906), 6.

¹¹ *Ibid.*, 6; Snow, 375; William Flewellyn Saunders, *St. Louis Today*, published under the Auspices of the Business Men's League of Saint Louis (Saint Louis: Robert A. Reid, Publisher, [1906]), 26.

¹² James Neal Primm, *Lion of the Valley: St. Louis, Missouri* (Boulder, Colorado: Pruett Publishing Company, 1981), 418.

¹³ Merchants' Exchange of St. Louis, *Annual Statement of the Trade and Commerce of Saint Louis for the Year 1913* (Saint Louis: R. P. Studley and Company, 1914), 59.

¹⁴ Primm, 418; Saunders and Byars, 6; Merchants' Exchange, 33,59.

¹⁵ Primm, 463; Lewis F. Thomas, *The Localization of Business Activities in Metropolitan St. Louis*, Washington University Studies -- New Series Social and Philosophical Sciences -- No. 1 (Saint Louis: n.p., 1927), 5.

¹⁶ James, Cox, *St. Louis through a Camera* (Saint Louis: Woodward and Tiernan Printing Company, 1892); Saunders & Byars, [1], 11; Snow, 370.

¹⁷ Morgan, 33; Smith, 26.

¹⁸ Snow, 372.

¹⁹ Morgan, 32.

²⁰ Saunders and Byars, 9; Snow, 346-348.

²¹ Saunders and Byars, 13.

²² Morgan, 38.

²³ *Ibid.*, 31-46; Saunders, 26-30; Snow, 374-375; James Allan Reid, *Picturesque Saint Louis, the Deep Waterways and the New St. Louis Edition: Annals of a Year in the Life of a Great City with Reference to Some Distinguished Neighbors* (Saint Louis: Finkenbiner-Reid Publishing Co., 1910), 70; Saunders, 26-30; Merchants' Exchange, 32-33, 59-62; *All About St. Louis*. (Saint Louis: Von Hoffmann, 1923), 10-11.

²⁴ Merchants' Exchange, 61-62; St. Louis Chamber of Commerce, Industrial Bureau, *Industrial Report on Saint Louis* (n.p. [1939]), 2.

²⁵ Much of this early industry was relegated not to cooking ranges as we think of the term "stoves" today, but rather to an enclosed firebox (the classic pot-belly stove) designed primarily to provide heat. Where original documents cited both stoves and ranges, that terminology was retained since it implies that these were manufacturers of items that not only were designed to cook meals but also to heat homes (sometimes on the same appliance, which was referred to as a combination range initially, although that term was later used to refer to one range that could use more than one type of fuel).

²⁶ Cox.

²⁷ Morgan, 45.

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²⁸ Ibid., 31.

²⁹ Saunders and Byars, appendix.

³⁰ Reid, 70.

³¹ Merchants' Exchange, 32, 62.

³² Ibid., 40.

³³ *All About St. Louis*, 10.

³⁴ Ibid., 11.

³⁵ St. Louis Chamber of Commerce, 2.

³⁶ *Bell Telephone Directory. St. Louis and Suburban* (n.p.: National Telephone Directory Co., May 1914, September 1914, January 1915, September 1915, Spring 1917, Spring 1918, Summer 1919, Spring 1920, Summer 1920, Fall 1920, Summer 1921, Summer 1922, Summer 1923, Winter 1922-1923); *Directory. Kinloch Telephone Company* (n.p.: Kinloch Telephone Company, 1904, 1922); *Greater St. Louis Bell Telephone Directory* (n.p.: National Telephone Directory Co., December 1927, December 1928, December 1929); *Greater St. Louis Telephone Directory* (n.p.: Southwestern Bell Telephone Company, December 1925, October 1926, June 1948, December 1928, June 1930, December 1931, June 1932, February 1933, July 1934, March 1935, June 1936, June 1940, June 1941, December 1942, June 1943, June 1946, February 1947, October 1947, June 1948, February 1949, September 1950, July 1951, April 1952, April 1953, April 1954, April 1955, April 1956, April 1958); *Bell Telephone Directory. The Southwestern Telegraph and Telephone Company. Saint Louis, Missouri. 1913* (n.p.: National Telephone Directory Co., 1913). (Hereinafter these are referred to as *Telephone Directories* with only references to specific years identified.)

³⁷ Ibid.; The information that follows was compiled from these telephone directories unless otherwise footnoted.

³⁸ Carolyn Hewes Toft and Osmund Overby, *Laclede's Landing; A Historical and Architectural Guide* ([Saint Louis]: Landmarks Association of St. Louis, Inc., 1977), 22.

³⁹ Wrought Iron Range Company, *Four Score Years Through Peace and War* (n.p., [1950]).

⁴⁰ A detailed history is provided on subsequent pages of this narrative.

⁴¹ S. B. Rymer, *The Magic Chef Story* (New York: The Newcomen Society of North America, 1979), 14.

⁴² McCune Gill, *The St. Louis Story: Library of American Lives, 1952* (Saint Louis: Historical Record Association, 1952), 529-531.

⁴³ Wrought Iron Range Co.

⁴⁴ Gill, 531.

⁴⁵ Betty Burnett, *St. Louis at War, the Story of a City, 1941-1945* (Saint Louis: The Patrice Press, 1987), 138.

⁴⁶ *Telephone Directories, 1945-1958.*

⁴⁷ Schafers, 169-170.

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Narrative Statement of Significance Endnotes (continued)

⁴⁸ Susan M. Strasser, "An Enlarged Human Existence? Technology and Household Work in Nineteenth-Century America," in *Woman and Household Labor*, edited by Sarah Fenstermaker Berk, Sage Yearbooks in Women's Policy Studies, Volume 5 (Beverly Hills: Sage Publications, 1980), 36; Thomas, 73.

⁴⁹ Primm, 206.

⁵⁰ Heritage and Urban Design Division, 225; Thomas, 73.

⁵¹ The Wrought Iron Range Company's buildings are still standing, basically, in the block between 19th and 20th Streets from Washington to Lucas Avenue, but its buildings were subdivided for smaller businesses even prior to 1932 based upon the fire insurance maps and drastically remodeled both on the interior and exterior since the Wrought Iron Range Company abandoned them in 1910. As a consequence, they no longer retain the historical integrity or visual associations with the history of Saint Louis stove manufacturers.

⁵² Snow, 365.

⁵³ This conclusion is based upon a comparison of the fire insurance maps over the years as well as a visual inspection of the Light Manufacturing District and the riverfront, and informal conversations with developers and preservationists in Saint Louis.

⁵⁴ Thomas, 4-5; Primm, 464.

⁵⁵ "Fire Insurance Map of Saint Louis, Missouri" (New York: Sanborn Map Company, 1908, 1909, 1932, 1932 corrected to 1951, 1979, 1989, 1990, 1992, 1993 1994, and 1995).

⁵⁶ Stevens, 850.

⁵⁷ Stevens, 508, 847, 850.

⁵⁸ Wrought Iron Range Company.

⁵⁹ Stevens, 508, 847, 850.

⁶⁰ Robert Stockton was the chairman of the World's Fair Publicity Committee and was active in politics, even running unsuccessfully for governor of Missouri. Biographical information on Stockton can be found in: Cecil Morrison Baskett, ed., *Men of Affairs in Saint Louis, A Newspaper Reference Work*, compiled by C. C. Story ([Saint Louis]: Press Club of St. Louis, 1915), 96; *The Book of St. Louisans, A Biographical Dictionary of Leading Living Men of the City of St. Louis and Vicinity*, 2nd edition (Saint Louis: The St. Louis Republic, 1912), 577; E. D. Kargau, *Mercantile, Industrial and Professional Saint Louis* (Saint Louis: Nixon-Jones Printing Company, Printers, [1902]), 56-57; Missouri Historical Society (Saint Louis), Missouri Historical Society Members Necrologies, Vol. C, 97, 106; "Robert Henry Stockton," *Reedy's Mirror (St. Louis)*, 23 (18 December 1914): 84-85; "Robert Henry Stockton," *The Mirror, St. Louis Today*, 21(9 May 1913): 112-113; Stevens, 506-508; "The World's Fair of 1904, St. Louis Celebrates," *Bulletin of the Missouri Historical Society* 11 (October 1954): 56.

⁶¹ Baskett, 96; "Robert Henry Stockton," *Reedy's Mirror*, 85; "Robert Henry Stockton," *The Mirror*, 113; Stevens, 508, 847, 850. Based upon information from the city directories, it appears that L. L. Culver was president until 1899, when Stockton became president. His term ended in 1922. In 1923, no president was listed. Frank R. Henry was promoted from vice president to president, an office he kept from 1924-1929. From 1930 to 1940, Carl E. Sommers was president. In 1941 John E. Russel became president and sometime after (1947-1955) Aaron Fisher served as president.

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Narrative Statement of Significance Endnotes (continued)

⁶² Wrought Iron Range Company.

⁶³ Majestic Manufacturing Company, *All About Majestic Ranges and Kitchen Arrangement* (n.p.: [pre-1900]), 2. (Hereinafter referred to by shortened title.)

⁶⁴ Ibid.

⁶⁵ William Barnaby Faherty, *St. Louis, A Concise History*, assisted by NiNi Harris (St. Louis: Print Graphics Inc., 1989), 87.

⁶⁶ *All About Majestic Ranges*, 6.

⁶⁷ Ibid.; Majestic Manufacturing Company, *Beautiful. The New Majestic Range* (n.p.; Majestic Manufacturing Company); *Great Majestic Hotel Coal Ranges and Heavy Hotel Kitchen Equipment for Clubs Hotels Restaurants Institutions Hospitals Churches Camps*, Catalog Number 130 (Saint Louis: n.p., [1930]); Majestic Manufacturing Company, *Great Majestic Hotel Ranges, Including the Wonderful Line of Majestic Smokeater Ranges*, Catalog Twenty (Saint Louis: Skinner and Kennedy Stationery Company; Majestic Manufacturing Company); *The New Majestic* (n.p.); Majestic Manufacturing Company, [Salesman's Notebook], 1936, 1939, 1940, 1945, 1947.

⁶⁸ *All About Majestic Ranges*, 2.

⁶⁹ *All About Majestic Ranges; Smokeater*; "A Clever and Striking Exhibit" *World's Fair Bulletin*, September, 1904, 67; "For Women: Five Generations of Cooking in America," *The American Woman's Review* [Saint Louis], (September, 1909): 76; World's Fair Commission of Missouri, *Missouri at the World's Fair. An Official Catalogue of the Resources of the State, with Special Reference to the Exhibits at the World's Columbian Exposition*, edited by James Cox, (Saint Louis: Woodward and Tiernan Printing Company, 1893), 112.

⁷⁰ *All About Majestic Ranges*, 1.

⁷¹ Ibid., 2.

⁷² "Robert Henry Stockton," *Reedy's Mirror*, 85.

⁷³ World's Fair Commission.

⁷⁴ *All About Majestic Ranges*.

⁷⁵ Faherty, 89; "A Clever and Striking Exhibit."

⁷⁶ Baskett, 96; "Robert Henry Stockton," *Reedy's Mirror*, 85; "Robert Henry Stockton," *The Mirror*, 113; Stevens, 508; "Industrial Notes," *Southwest-Southeast Business, Monthly Report of the Industrial Bureau of the Industrial Club of St. Louis*, September 22, 1932, 10.

⁷⁷ Burnett, 138-139.

⁷⁸ Strasser, 37; Stephen Calloway, and Elizabeth Cromley, eds., *The Elements of Style: A Practical Encyclopedia of Interior Architectural Details from 1485 to the Present* (New York: Simon and Schuster, 1991), 258.

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Narrative Statement of Significance Endnotes (continued)

⁷⁹ Ruth Schwartz Cowan, "Coal Stoves and Clean Sinks: Housework between 1890 and 1930," in *American Home Life, 1880-1930: A Social History of Spaces and Services*, edited by Jessica H. Foy and Thomas J. Schlereth, (Knoxville: University of Tennessee Press, 1992), 211; Strasser, 37; "For Women," 76.

⁸⁰ Kevin Hillstrom, ed., *Encyclopedia of American Industries. Vol. 1: Manufacturing Industries*, (New York: Gale Research Inc., 1994), 1038.

⁸¹ *All About Majestic Ranges*, 26.

⁸² *Ibid.*; *Beautiful*; *New Majestic Range*; *Great Majestic Hotel Coal Ranges*; *Smokeater*; *New Majestic*; "For Women;" "Not Cheapest, But Least Expensive, Majestic [advertisement]," *McClure's Magazine* (March 1906).

⁸³ Hillstrom, 1038; David M. Katzman, *Seven Days a Week: Women and Domestic Service in Industrializing America* (New York: Oxford University Press, 1978), 127-128, 130; Lawrence Wright, *Home Fires Burning, the History of Domestic Heating and Cooking* (London: Routledge and Kegan Paul, 1964), 158, 167; Calloway, 258, 436.

⁸⁴ *All About Majestic Ranges*; *Beautiful*; "Not Cheapest."

⁸⁵ Katzman, 134-136.

⁸⁶ Cowan, 212; Candace M. Volz, "The Modern Look of the Early-Twentieth-Century House: A Mirror of Changing Lifestyles," in *Ibid.*, 27; Gwendolyn Wright, *Building the Dream: A Social History of Housing in America* (New York: Pantheon Books, 1981), 172; Katzman, 130.

⁸⁷ Phyllis M. Palmer, *Domesticity and Dirt: Housewives and Domestic Servants in the United States, 1920-1945* (Philadelphia: Temple University Press, 1989), 33.

⁸⁸ *All About Majestic Ranges*, 9; *Beautiful*, cover; "Not Cheapest."

⁸⁹ Cowan, 219; G. Wright, 169-170; Palmer, 148.

⁹⁰ See *All About Majestic Ranges*; "For Women."

⁹¹ "For Women."

⁹² G. Wright, 168; Palmer, 90-92; Cowan, 214.

⁹³ G. Wright, 168-171; Cowan, 214; Katzman, 134-136.

⁹⁴ *All About Majestic Ranges*.

⁹⁵ Reid, 121.

⁹⁶ G. Wright, 169; "Modern Look," 29.

⁹⁷ *All About Majestic Ranges*, 8.

⁹⁸ Reid, 121.

⁹⁹ *All About Majestic Ranges*, 10-11; "Not Cheapest."

¹⁰⁰ G. Wright, 153-176.

¹⁰¹ *Ibid.*, 169.

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Majestic Manufacturing Company Buildings
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Ad Showing First Offices/Plant at 2002-2016 Morgan
(Corner building is a separate nonextant property, the Tremont Hotel)
Copied from *Greeting from St. Louis, the Metropolis of the West*.
Saint Louis: n.p. [1892]. p. 57
Courtesy of the Missouri Historical Society, St. Louis

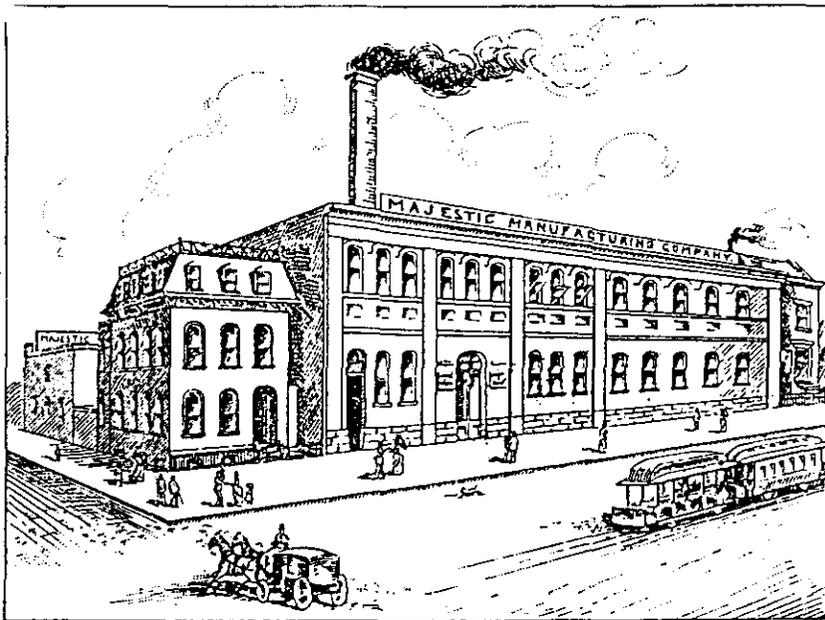
MAJESTIC RANGES

Cook quickest
and best. They
are a kitchen
necessity, lighten
labor and improve
the flavor
of the food.

Don't let your
dealer sell you
another kind.

Send 2-cent stamp
for a 100-page

Cook Book free.



The Greatest on
Sea and Land.

Send 2-cent
postage stamp
for a 100-page

Cook Book free.

Prices low.
Fare sumptuous.
Sales every day.
See your dealer.
Ask for prices.
Take no other.

Address

MAJESTIC MANUFACTURING CO., ST. LOUIS.

United States Department of the Interior
National Park Service

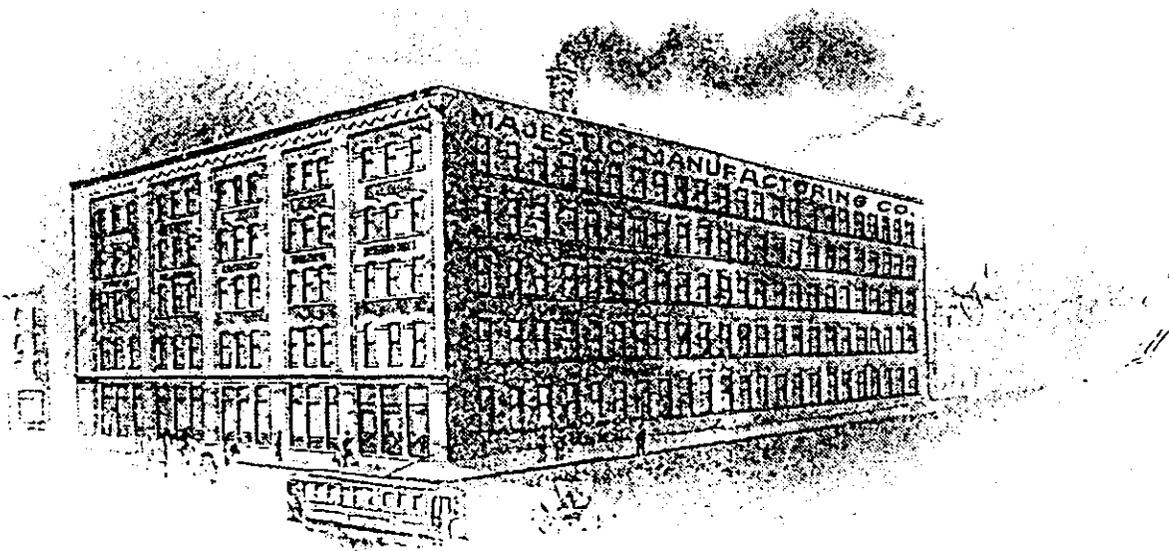
National Register of Historic Places Continuation Sheet

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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Pre-1900 Drawing of Offices/Plant No. 1 at 12014 Delmar
Copied from: Majestic Manufacturing Company.
All About Majestic Ranges and Kitchen Arrangement.
n.p.: [pre-1900]. Back cover.

Where **MAJESTIC RANGES**, Best of All,
are manufactured



MAJESTIC MANUFACTURING COMPANY
2014, 2016, 2018, 2020 Morgan Street, St. Louis, Mo.

United States Department of the Interior
National Park Service

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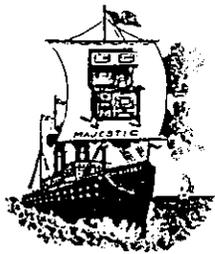
Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Letterhead Showing Company Logo with Range on Sail
and Buildings Plant No. 1 (right) and Plant No. 2 (left)
Copied from: Majestic Manufacturing Company
(Dictated by CFJ) to All Majestic Range Dealers. 25 September 1930.
Catalog Collection. Missouri Historical Society. Saint Louis, Missouri.

CARL E. SOMMER, PRESIDENT

A.A. PHILLIPS, VICE PRES. & TREAS.

G.S. MORLEY, SECRETARY



TRADE MARK
REG. U.S. PAT. OFFICE

THE GREAT MAJESTIC
THE RANGE WITH A REPUTATION

MAJESTIC MANUFACTURING CO.

GENERAL OFFICES 2134 MORGAN ST.

ST. LOUIS, MO. U.S.A.

GREAT MAJESTIC
FAMILY RANGES
MAJESTIC HOTEL RANGES AND
HOTEL KITCHEN EQUIPMENT

September 25, 1930

Dictated

pick
every hotel,
ing territory.
s trade know you can

TO ALL MAJESTIC RANGE DEALERS -

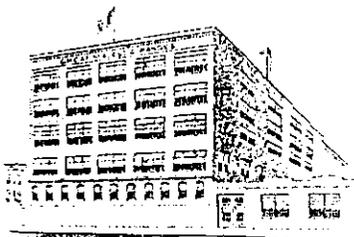
two calls, but see them systematically,
at least twice a month. You will be surprised
Gentlemen: pick up, and you will find the business profitable.

figure your net cost, add your profit, and then determine the
line your salesman is to take from list prices in quoting the trade.
There is no set resale prices on these goods, but they are usually sold
at from 25 to 30% from list prices shown.

We also make Hotel Gas Ranges and Gas Equipment -- will be
glad to send you catalog and prices if you have gas in your town.

Yours very truly,

MAJESTIC MANUFACTURING COMPANY



FACTORY NO. 2
2011-12 LUCAS AVE



GENERAL OFFICES AND FACTORY NO. 3
2120-34 MORGAN ST.



FACTORY NO. 1
2014-24 MORGAN ST.

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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Illustration of Majestic's Display at the 1904 World's Fair
"A Clever and Striking Exhibit." *World's Fair Bulletin*.
September 1904, p. 67.

September, 1904.

WORLD'S FAIR BULLETIN.

67

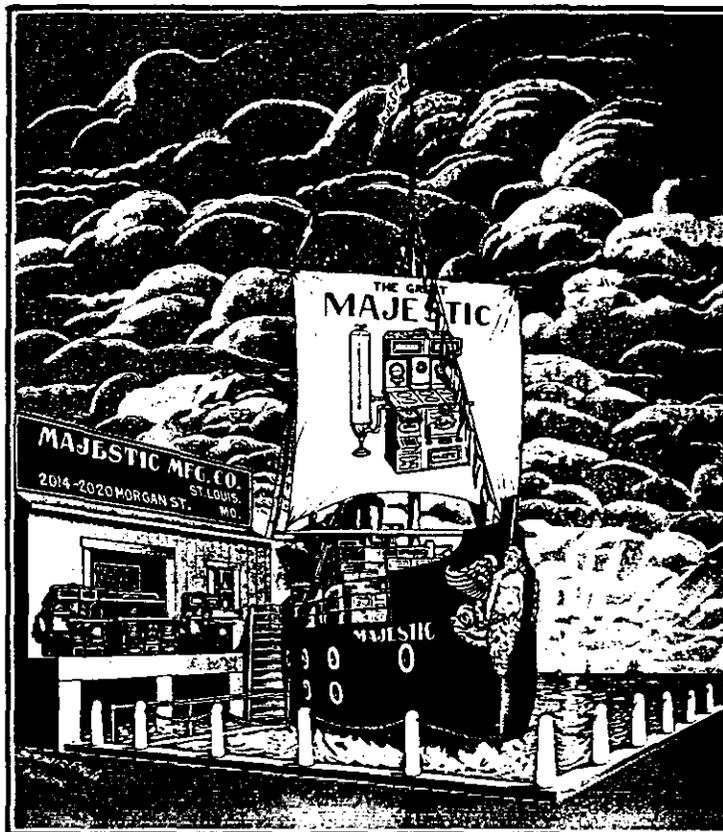
A CLEVER AND STRIKING EXHIBIT.

A Model of the Famous White Star Steamer "Majestic" Used in the Display of the
Majestic Manufacturing Company of St. Louis.

Without a doubt the best display in the Palace of Manufactures, or possibly in any exhibit building, is that of the Majestic Manufacturing Company, of its ranges on board the steamship "Majestic" and unloaded on its docks. It draws more people and satisfies them better than any other exhibit, and succeeds in displaying the Majestic Ranges in a most effective manner. There is a dignity about the display and a feeling of comfort as well, for as soon as you go aboard the ship the idea comes to you, "Now, I feel at home." The model vessel is fitted up in an attractive and sea-worthy manner. The idea of an ocean steamer is carried out perfectly; even to the oak-trimmed cabin, where may be found plenty of seats for all visitors, having magazines for perusal and ice-water in abundance. The weary and foot-sore will welcome the comfortable chairs and sofas. The visitor is not handed penny souvenirs, nor is business talked in any manner. The whole idea of the Majestic Mfg. Co. is to give their customers and their friends a place where they can rest and feel at home, and this thought has been carried out skillfully, completely and with marked success.

The makers of the celebrated Majestic Malleable Iron Ranges enjoy a larger business than any other concern in their line in the world. Why? Because they have succeeded in making an article that has almost entirely displaced cast iron cooking stoves, and will eventually drive them from the market. There have sprung up many imitations of this range, but as all are lacking in the essential qualities of durability, promptness in cooking and great fuel saving, the Majestic practically holds the field to-day. It is sold by first-class merchants in nearly every State of the Union, and in some of the Middle and Western States by from 200 to 600 dealers.

Four rooms in the Austria National Pavilion are filled with paintings from the Vienna Artists' Association, and from celebrated Polish and Bohemian artists. Not enough space was allotted at the Palace of Fine Arts for the Austrian exhibits, so almost half of the paintings were installed at the Austrian Pavilion. There are many fine paintings on exhibition, many of them the work of Austria's greatest artists. Those in the Vienna section that attract the most atten-



THE "MAJESTIC HOME" AT THE WORLD'S FAIR, ST. LOUIS, U. S. A.

tion are "The Woman and the Dwarf," "The Cowherd," "Moonlight in the Mountains," "Austria and the Austrian Crownlands," and "Mlle. Tanguay." The popular paintings in the Polish section are "The Beet Garden," "At the Looms," a water color, and "The Sea."

In these art rooms are many fine pen and ink drawings, a number of posters and a large collection of statuary.

The newspapers of far-off New Zealand are devoting columns to the exhibition and advertisement of the World's Fair. The weekly papers of that country which cor-

respond to the Sunday editions of the metropolitan dailies of this country, are devoting columns of space to news matter and a number of pages of each issue to the illustration of the various exhibit palaces and other features of the Exposition. Mr. T. Carpenter, of the New Zealand exhibit in the Palace of Agriculture, August 6th received a number of papers in which a large amount of space was devoted to the wonders of the Fair. The papers were the Canterbury Times and the Lyttleton Times of Christ Church, the Evening Post of Wellington, the New Zealand Graphic and the Weekly News of Auckland.

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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Advertisement for Majestic
McClure's Magazine March 1906

McCLURE'S MAGAZINE

NOT CHEAPEST BUT LEAST EXPENSIVE

Majestic

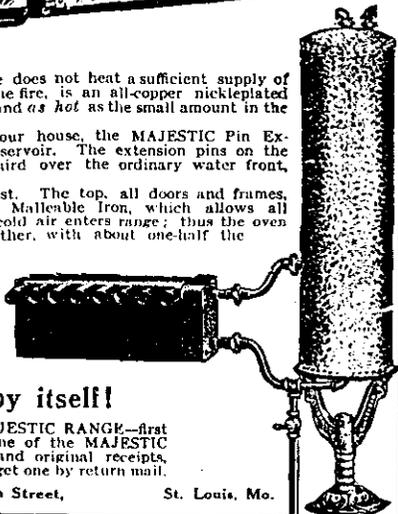


Every housewife at some time realizes that the tea kettle does not heat a sufficient supply of water. On the left end of the MAJESTIC RANGE, next to the fire, is an all-copper nickleplated reservoir in which 15 gallons of water can be heated *as quickly and as hot* as the small amount in the tea kettle.

If you have the convenience of pressure water through your house, the MAJESTIC Pin Extension Malleable Iron Water Front is used in place of the reservoir. The extension pins on the Majestic Water Front increase the heating surface fully one-third over the ordinary water front, thus supplying more and hotter water.

First and foremost the MAJESTIC RANGE is made to last. The top, all doors and frames, and everything subject to breakage, is made of non-breakable Malleable Iron, which allows all parts to be cold riveted perfectly air-tight. No heat escapes, or cold air enters range; thus the oven heats quicker, bakes more evenly and thoroughly than any other, with about one-half the fuel. The MAJESTIC RANGE is so constructed as to burn hard or soft coal, wood or lignite with equal satisfaction. The Majestic is also made in combination for burning wood, coal and gas.

Charcoal Iron used in the body of the MAJESTIC RANGE, by actual tests, resists rust and crystallization 500 per cent greater than steel. Charcoal Iron costs more than steel but the Majestic Company never stands back for cost when its range can be improved.



The Majestic is in a class by itself!

Call on your dealer and ask him to show you the MAJESTIC RANGE—first in cooking ability and in strength. Ask him for one of the MAJESTIC COOK BOOKS, FREE, containing many interesting and original receipts, or send 4c. in stamps to us and we will see that you get one by return mail.

MAJESTIC MANUFACTURING CO.,

2053 Morgan Street,

St. Louis, Mo.

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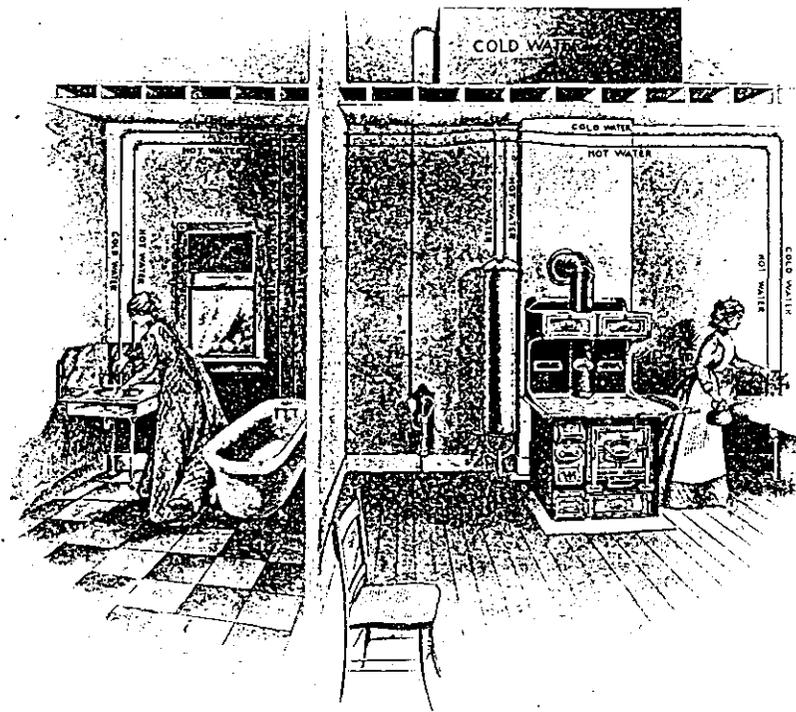
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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Illustrated Instructions for Plumbing
Copied from Majestic Manufacturing Company.

All About Majestic Ranges and Kitchen Arrangement. n.p.: [Pre-1900]. p. 11.

Majestic Manufacturing Co., St. Louis, Mo.



IF YOU ARRANGE IT AS ABOVE, THE RIGHT
RESULTS ARE ASSURED

The pin extension malleable iron water front in Majestic Ranges is the most powerful and satisfactory made. It occupies the left-hand side of the fire box, is entirely away from the oven, and interferes in no way with the fire box or baking qualities of the range. The series of pinlike protuberances (see page 27) give the water front double radiating surface, and therefore it will heat more water in less time than any other water front ever devised.

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National Park Service

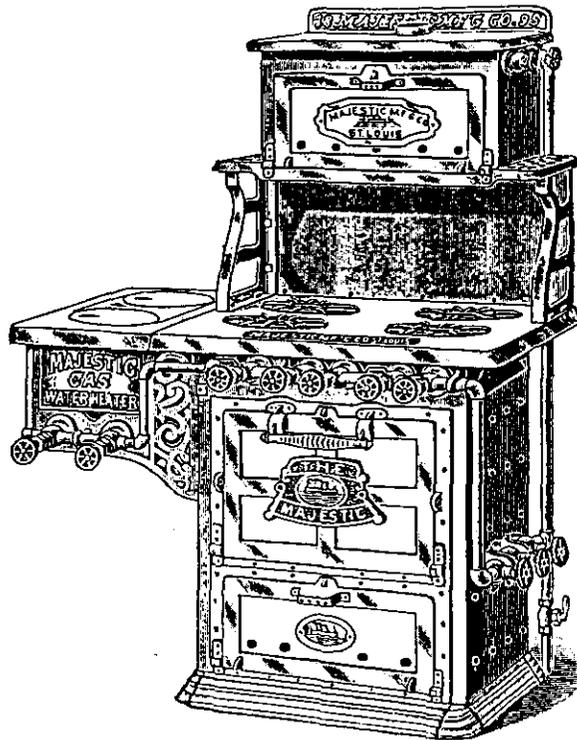
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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Illustration of Gas Range
Copied from Majestic Manufacturing Company.
All About Majestic Ranges and Kitchen Arrangement. n.p.: [Pre-1900]. p. 31.

—Majestic Gas Ranges—



MAJESTIC GAS RANGE AND WATER HEATER No. 105 A

This is a splendid Range. Full 18-INCH OVEN IN WIDTH AND 18 INCHES DEEP. Has a BROILER ABOVE, as well as below. No Gas Water Heater or Range begins to compare with the Majestic. Has malleable iron doors and frames, hence it never breaks.

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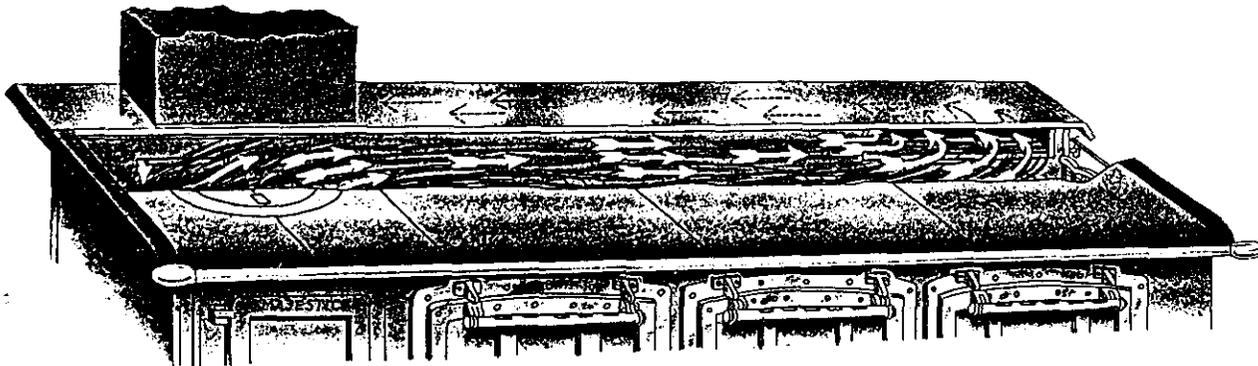
Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Illustration of Majestic's Hot Top Smokeater
Majestic Manufacturing Company. *Great Majestic Hotel Coal Ranges.*
Catalog Number Twenty. Saint Louis: Skinner and Kennedy Stationary Co. n.d. p. 4.

CE 4

MAJESTIC MANUFACTURING COMPANY, SAINT LOUIS

The Majestic Hot Top Smokeater



ALL THE HEAT ON ALL THE TOP—FOLLOW THE ARROWS

THE "SMOKEATER" has 25% more *top cooking surface* than any other range of the same size. This 25% of space has always been wasted by the overhang or collar plate at the back. The "SMOKEATER" heats this! Turn the damper and the heat stays on top and heats the whole top instead of going around the ovens. That means fuel economy—no use to heat the ovens when you don't need them. The *hot top* gives you all the broiling plates for short-order work, and plenty room for stewing on the space that used to be wasted.

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Majestic Manufacturing Company Buildings
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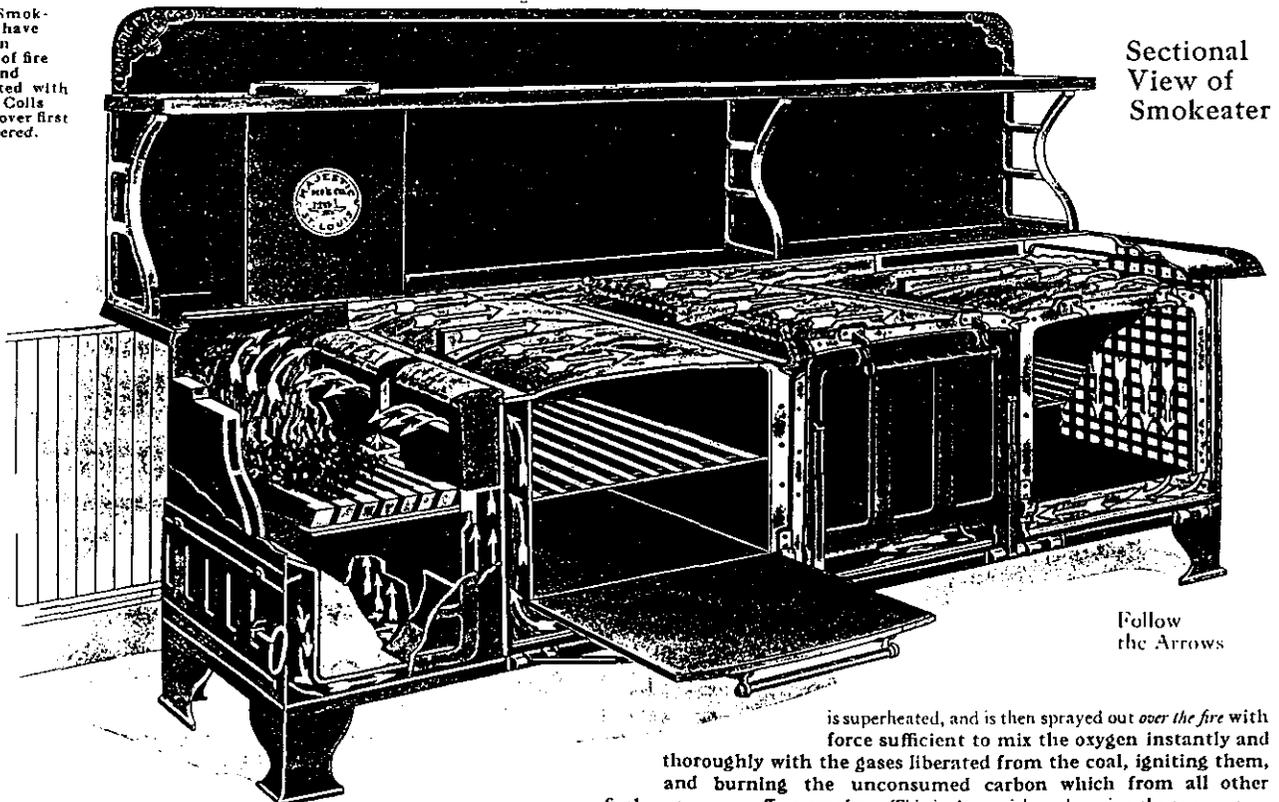
Illustration of Majestic's Hot Top Smokeater
Majestic Manufacturing Company.
Great Majestic Hotel Coal Ranges. Catalog Number Twenty.
Saint Louis: Skinner and Kennedy Stationary Co. n.d. p. 5.

MAJESTIC MANUFACTURING COMPANY, SAINT LOUIS

PAGE 5

The Majestic Hot Top Smokeater

All Majestic Smokeater Ranges have water front on opposite side of fire box to oven and cannot be fitted with water back. Coils can be fitted over first oven if so ordered. Price Extra



Sectional View of Smokeater

Follow the Arrows

The cold air enters at the left end of range and falls to bottom. Pulled forward by the chimney and pushed by the fresh air behind, it travels (confined by tight partitions) under the ash pan, is there warmed, is then heated by contact with wall of outlet flue, rises through open grate rest into red-hot hollow lining jackets, where it

is superheated, and is then sprayed out over the fire with force sufficient to mix the oxygen instantly and thoroughly with the gases liberated from the coal, igniting them, and burning the unconsumed carbon which from all other fireboxes passes off as smoke. This is done without lowering the temperature of the firebox. From the firebox the heat passes across the tops of the ovens, down the end flue (lined with asbestos board) and under the ovens and out between oven and firebox. Dampers between ovens can be raised, as shown in dotted lines, throwing all the heat around one or more ovens.

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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Verbal Boundary Description

From the set iron rod at the intersection of the south line of Delmar Boulevard (80 feet wide) and the west line of 20th Street (60 feet wide), at the northeast corner of Block 939 of the city of St. Louis Missouri, go westerly parallel to Delmar Boulevard 119.75 feet to the point of beginning, thence southerly parallel to 20th Street 148.08 feet to the alley between Delmar Boulevard and Lucas Avenue, thence westerly along the north side of the alley (20 feet wide) 128.75 feet, thence northerly parallel to the east boundary 145.08 feet, thence easterly to the point of beginning,

and

From the intersection of the north line of Lucas Avenue (50 feet wide) and the west line of 20th Street (60 feet wide), at the southeast corner of Block 939 of the city of St. Louis Missouri, go westerly 100.0 feet to the P.K. nail to the point of beginning, thence westerly along the north line of Lucas Avenue 88.0 feet, thence northerly parallel to 20th Street 144.98 feet to the south side of the alley between Delmar Boulevard and Lucas Avenue, thence easterly along the south side of the alley (20 feet wide) 88.0 feet, thence southerly 144.98 feet to the point of beginning.

Boundary Justification

These boundaries incorporate all of the property that is identified on the attached survey completed by Surveying and Engineering Corp. dated May 12, 1998 as Order #598-112 and identified as Parcel No. 1, which incorporates the building known as Plant No. 2 of the Majestic Manufacturing Company Buildings, and Parcel No. 3, which incorporates the building known as Plant No. 1 of the Majestic Manufacturing Company Buildings. It also includes 10 feet of the western section of what is identified as Parcel No. 2 which was modified to exclude the vacant lots (parking area) to the west of the building (Plant No. 1) while still including a strip of land to incorporate the stairs to the loading dock on the east side of Plant No. 1. This modification was done so that only land which is occupied by historic buildings is included in the nominated property and excludes vacant property that no longer retains any historic integrity or associations. Over the years, the original legal description (utilizing lots and blocks, not survey markings) was rewritten, making it nearly impossible to identify the original legal description (lots and block) for the historic property and since Majestic Manufacturing Company also owned the property adjacent on the east side of Plant No. 1, it would probably hold no clues for the eastern boundary of the building. The decision to include a strip of land 10 feet wide past the actual building facade was made to incorporate not only the steps but to continue the line to both the street and alley to provide a protective buffer between the historic structures and the adjacent property on the east. This approximates the historic buffer of land east of Plant No. 1.

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Majestic Manufacturing Company Buildings
St. Louis (Independent City), MO

Photo Log

Photographer: Karen Bode Baxter
August 1998

Negatives with photographer: Karen Bode Baxter, 5811 Delor Street, St. Louis, MO 63109

- Photo #1: Exterior--East facades of Majestic Manufacturing Company Buildings looking West Northwest
- Photo #2: Exterior of 2014 Delmar Blvd.--North and West facades looking Southeast
- Photo #3: Exterior of 2014 Delmar Blvd.--Storefront detail, 2nd bay from East on North Facade looking South
- Photo #4: Exterior with 2014 Delmar Blvd in foreground, 2011-2017 Lucas Avenue in back (left side of photograph)--East and North facades looking Southwest
- Photo #5: Exterior from alley--East facade of Bridge with 2011-2017 Lucas on left and 2014 Delmar on right side of photograph looking West
- Photo #6: Exterior of 2011-2017 Lucas Avenue--South and part of East facade looking Northwest
- Photo #7: Exterior from alley--West facade of Bridge with 2011-2017 Lucas on right side of photograph looking East
- Photo #8: Exterior from alley--West facade of Bridge with 2014 Delmar on left side of photograph looking East
- Photo #9: Interior of 2014 Delmar Blvd.--First Floor in original office area near front wall midbuilding, looking Northwest
- Photo #10: Interior of 2011-2017 Lucas Ave.--Fourth Floor, looking South from North end of West side of building
- Photo #11: Interior of 2011-2017 Lucas Ave.--Fourth Floor, looking South from North end of East side of building
- Photo #12: Interior of 2014 Delmar Blvd.--Fourth Floor, looking toward Northwest corner from Southeast corner
- Photo #13: Interior of 2011-2017 Lucas Ave.--Skylight on West side of fifth floor near south end, facing Northeast
- Photo #14: Interior of 2011-2017 Lucas Ave.--Fifth floor of East side, looking north
- Photo #15: Interior of 2014 Delmar Blvd.--Interior of fifth floor midbuilding, facing South from North end

11th & 5th St. NW, 5750
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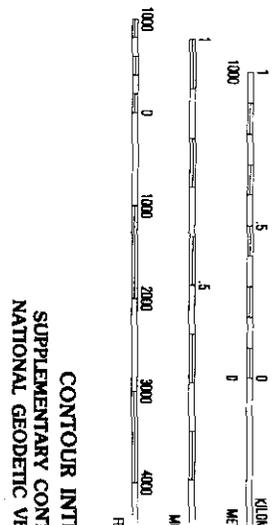
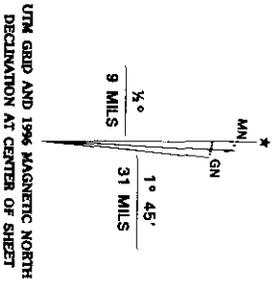


**Produced by the United States Geological Survey
 in cooperation with U.S. Corps of Engineers**

Compiled by planimetric surveys 1930 and 1933. Revised from
 imagery dated 1952. Field checked 1954. Revised from
 imagery dated 1993. PLSS and survey control current as
 of 1954. Map edited 1996. Contours not revised.
 Contours that conflict with revised planimetry are dashed.
 North American Datum of 1983 (NAD 83). Projection and
 blue 1000-meter ticks: Universal Transverse Mercator, zone 15
 10 000-foot ticks: Illinois (west zone) and Missouri (east zone)
 Coordinate Systems of 1983

North American Datum of 1927 (NAD 27) is shown by dashed
 corner ticks. The values of the shift between NAD 83 and NAD 27
 for 7.5-minute intersections are obtainable from National Geodetic
 Survey NADCON software

There may be private inholdings within the boundaries of
 the National or State reservations shown on this map

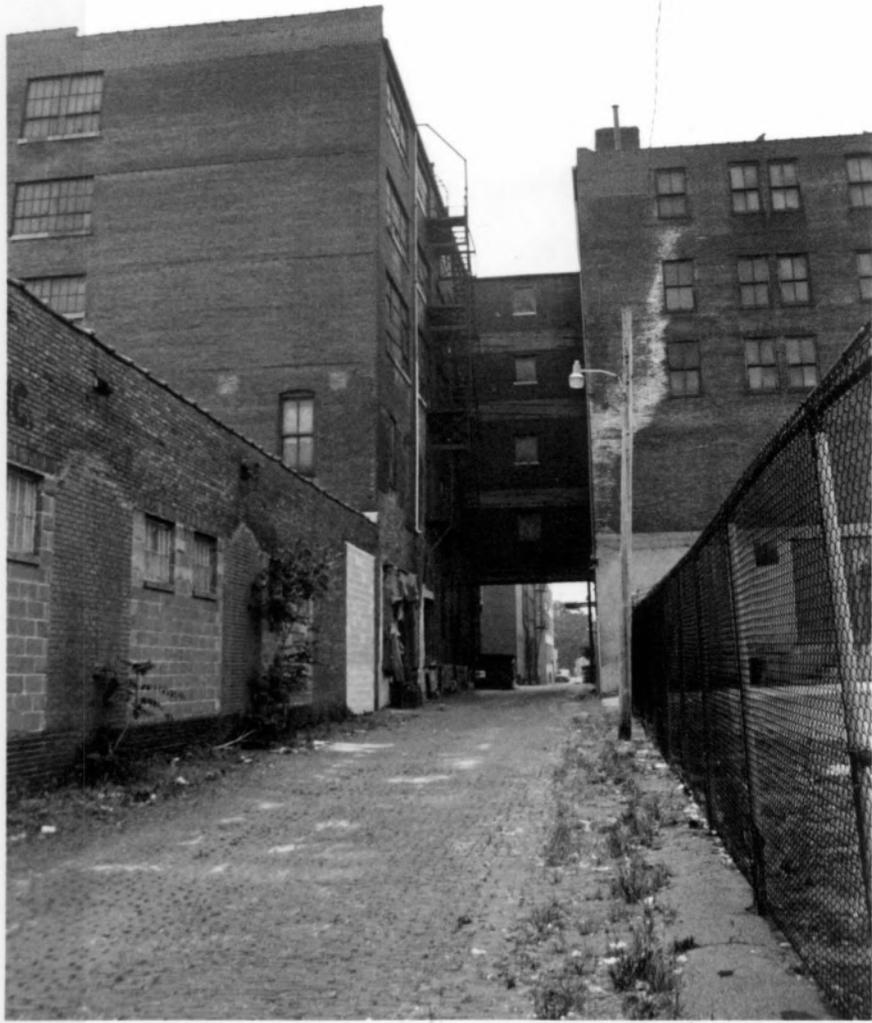


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FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER
 ILLINOIS GEOLOGICAL SURVEY
 AND DIVISION OF GEOL
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 A FOLDER DESCRIBING TOPOGRAPHIC MAPS

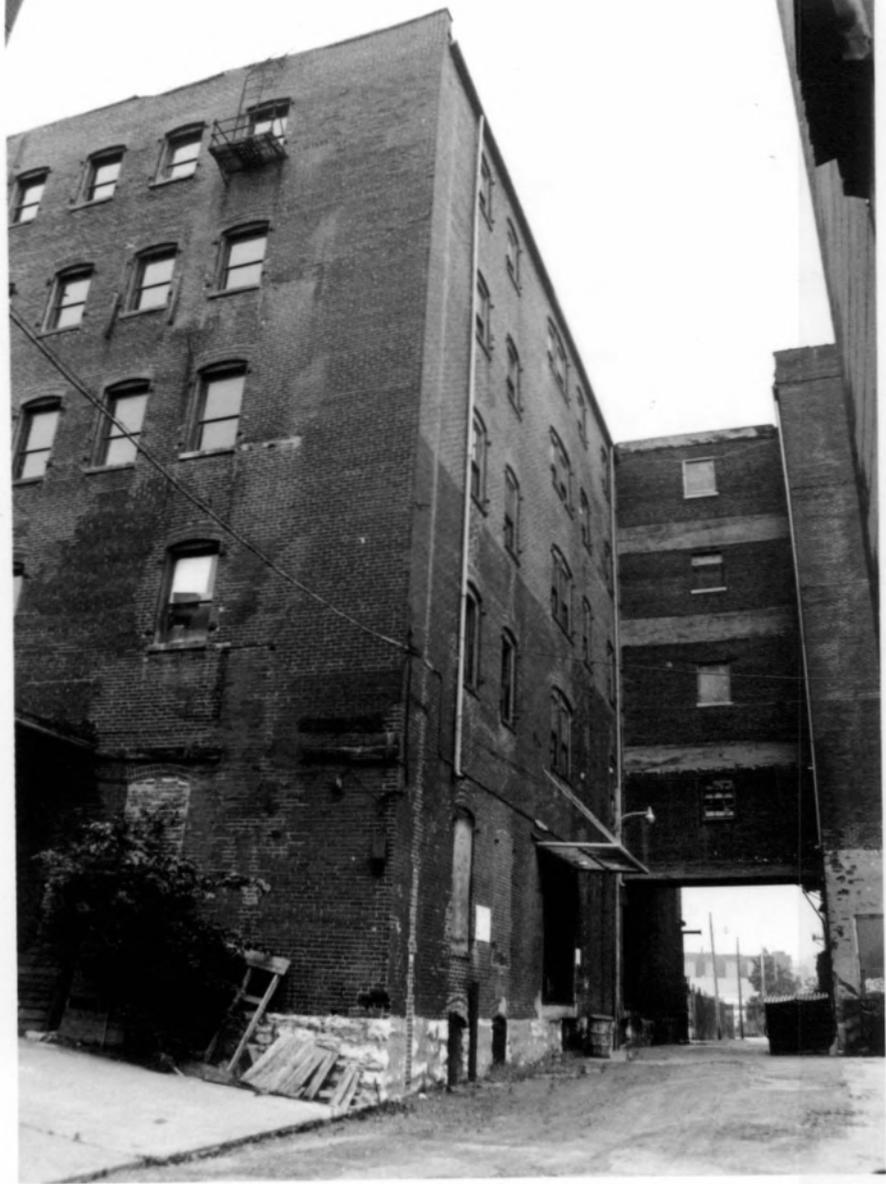
















EXTRA
PHOTOS













